

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, February 12, 2025 at 6:00 pm.**

AGENDA

The Commission may discuss and act on the following:

1. **Call to Order.**
2. **Roll Call.**
3. **Discussion and possible action re:** Minutes from December 11, 2024.
4. **Discussion and possible action re:** Site Plan by petitioner Brandon Robaidek, Robert E. Lee & Associates, Inc on behalf of OSMS Real Estate for an OSMS facility at 200 S. Oakwood Road, Oshkosh, 54904.
5. **Discussion only:** Planning Commission Appointments and Structure
6. **Discussion and possible action:** Elect Planning Commission Vice Chair
7. **Adjourn.**

It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Posted: February 6, 2025

Posted at: Town of Algoma Hall, www.townofalgoma.org, and Service Oil Co., Inc.

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
December 11, 2024
Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904**

The Planning Commission meeting was called to order by Chairman Martin at 6:00 p.m.

The following members were present: Mark Thompson, Dan Martin, Bill Van Aacken, Mike Skoglind, and Kyle Kehoe.

The following member was excused: Linda Kollman.

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Kehoe and seconded by Commissioner Skoglind, passed on a unanimous 5-0 voice vote, the minutes from the October 9, 2024 meeting were approved.

Chairman Martin provided an overview of agenda Item 4, Certified Survey Map by four property owners to refine their lot lines and acknowledged the Planning Commission was familiar with this situation from one year prior. Commissioner Kehoe recused himself from this item due to a potential conflict of interest. Three of the four property owners were present: Jacqueline & Harry Silva, Daniel Tervonen, and Helene White. Commissioner Skoglind asked if the property deeds were updated to reflect these changes. Jacqueline Silva briefly explained the property exchanges/lot line changes and confirmed the deeds were exchanged. There was no further discussion. A motion was made by Commissioner Thompson and seconded by Commissioner Van Aacken for the Planning Commission to recommend approval to the Town Board of the Certified Survey Map for parcel 002-0210 (Lot 1) owned by Jackson Merrill, parcel 002-020401 (Lot 2) owned by Harry Silva and Jacqueline Silva, parcel 002-020403 (Lot 3) owned by Daniel Tervonen, and parcel 002-0204 (Lot 4) owned by Helene White. A voice vote was taken and unanimously approved the motion 4-0.

Administrator Mahoney presented agenda Item 5, the update on Planning Commission 2024 activities and 2025 calendar of meetings which includes submission deadlines.

On a motion by Commissioner Thompson and seconded by Commissioner Kehoe, passed on a unanimous voice vote, the Planning Commission adjourned at 6:11 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 12, 2025

RE: **ITEM 4: Discussion and Possible Action re:** Site Plan by petitioner Brandon Robaidek, Robert E. Lee & Associates, Inc on behalf of OSMS Real Estate for an OSMS facility at 200 S. Oakwood Road, Oshkosh, 54904.

GENERAL INFORMATION:

Petitioner: Brandon Robaidek
Robert E. Lee & Associates, Inc
1250 Centennial Centre Blvd
Hobart, WI 54155

Owner: OSMS Real Estate
2223 Lime Kiln Road, Ste 1
Green Bay, WI 54311

Past Planning Discussion(s):

On April 10, 2024 the Planning Commission held a public hearing on creating the Tax Increment Finance District and approved a resolution for the project plan and boundary establishment. In the project plan these parcels were identified as part of the TID and will be serviced by the water line project.

On October 9, 2024 the CSM to combine these four parcels for this OSMS facility project was considered by the Planning Commission and recommended for approval to the Town Board. The CSM has recently been recorded and the address has been assigned (200 S. Oakwood Rd).

Action Requested: Consider approval of Site Plan by petitioner Brandon Robaidek, Robert E. Lee & Associates, Inc on behalf of OSMS Real Estate for an OSMS facility at 200 S. Oakwood Road, Oshkosh, 54904.

Property Location and Type:

The subject property is zoned B-2 Community Business Zoning District. The proposed project is an Orthopedic & Sports Medicine Specialists (OSMS) location, which is a doctor owned medicine, rheumatology, and pain management practice (health care clinic). This is a permitted use for that zoning district and does not have any special standards that are applied.

The property abuts residential properties to the north, east and west, and an Ascension and Mercy Medical Center to the south (in the City of Oshkosh). *See attached aerial of parcels.*

Proposed Project:

The proposed project is the subject of a developer’s agreement with the Town that was executed in October 2024.

The project parcels have protective covenants regarding land use, building size and building location (see attached aerial of lots and protective covenants). The proposed project is compliant with the protective covenant restrictions, including the required setbacks as noted on site plan. *The covenants are noted in the subsequent narrative and analysis.*

The proposed project is a one story 17,420 square foot OSMS facility and parking lot with 75 stalls. The total project site area is 1.79 acres (78,045 sq. ft.), of which ~51,500 sq ft. is impervious surface (~66% of the site) and .61 acres of green space (34%). *This is compliant with protective covenants for a one story building not exceeding 17,500 sq. ft.*

Site access to the property will be from two newly created driveways onto S. Oakwood Road.

The facility will see approximately 150 patients per day and 2 deliveries. There will be 15-20 employees working each day.

Hours of operation will generally be Monday-Friday 8am to 5pm; however, the facility would be able to operate *within the protective covenant restricted hours of Monday-Friday 7am to 6pm and Saturday 7am to 1pm.*

Construction is estimated to start in spring 2025 and be completed by June 30, 2026.

ANALYSIS:

A site plan was reviewed by the Town Administrator and Town Engineer. The Algoma Sanitary District also has a plan set as they are currently extending services to the property.

The proposed site plan meets all of the requirements of Town Municipal Code Chapter 225, Land Development, Article VII, Site Plan Review as follows:

225-69 Development Standards

- A. Driveways: *can have two driveways with 398 feet of frontage. The north driveway is at least 25 feet from the lot line which is in compliance with the protective covenants.*
- B. Parking
- C. Outside Storage of equipment, products or materials
- D. Landscaping: draft plan, additional edits are anticipated

- E. Outside storage of waste and trash
- F. Drainage
- G. Outdoor Lighting
- H. Signs

225-70 Administration

- A. General Requirements
- B. Town staff review
- C. Application
- D. Site plan

Detailed notes of the code requirement review of the above are attached.

Erosion Control Plan: calculations were provided and the plan is in compliance.

Stormwater Management Plan:

- The WDNR has reviewed the wetlands and approved the project as presented (see attached Nonfederal Wetland Exemption Determination).
- The equipment manufacturer Operations and Maintenance manual for the propriety stormwater treatment device, Upflo Filter Cartridges, has been provided and is on file with the Town.
- The County should require that a Stormwater Management Practices Maintenance Agreement be completed, signed and recorded as part of their review process. It is recommended that the Town ensure this agreement is signed and recorded as part of the Town's approval process, as it is a requirement of the Town's MS4 permit. **Staff has included this as a condition of approval.**

The proposed site plan also meets the following B-3 Regional Business District dimensional standards defined for that district in Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 as follows:

Exhibit 8-2 Dimensional standards by zoning district - continued

B-2 Community business district

Lot size, minimum: 15,000 sq. ft. for a sewered lot; 30,000 sq. ft. for an unsewered lot [1]

Lot size, maximum: no limitation

Lot width, minimum: 85 ft. for a sewered lot; 100 ft. for an unsewered lot

Road frontage, minimum: 75 ft. for a sewered lot; 100 ft. for an unsewered lot

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [2,3]

Street yard, minimum: 30 ft.

Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley

Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

Principal building, maximum: 35 ft.

Accessory building, maximum: 18 ft.

Floor area:

Principal building, minimum: no limitation

Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
3. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

The proposed site plan meets the Town requirements.

RECOMMENDED ACTION:

Staff recommends approval of the site plan as presented with one condition related to the town's MS4 permit as noted above. Should the Planning Commission agree, the following motion may be made:

“Motion to recommend approval to the Town Board of the Site Plan by petitioner Brandon Robaidek, Robert E. Lee & Associates, Inc on behalf of OSMS Real Estate for an OSMS facility at 200 S. Oakwood Road, Oshkosh, 54904 with the condition that the Stormwater Management Practices Maintenance Agreement between the developer and Winnebago County is signed and recorded.”

ATTACHMENTS:

1. Town Application and project description
2. Aerial of lots with protective Covenants
3. Site Plan
4. Nonfederal Wetland Exemption Determination
5. Town Staff Review Details



Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at www.townofalgoma.org
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Brandon Robaidek - Robert E Lee + Associates, LLC Date: 12/13/24
Petitioner's Address: 1250 Centennial Centre Blvd City: Hobart State: WI Zip: 54155
Telephone #: (920) 462-9641 Fax: () _____ Other Contact # or Email: brobaidk@releeinc.com
Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
Petitioner's Signature (required): [Signature] Date: _____

OWNER INFORMATION

Owner(s): OSMS Real Estate Date: 12/13/24
Owner(s) Information: 2223 Lime K'n Rd, Ste 1 City: Green Bay State: WI Zip: 54311
Telephone #: (920) 916-9520 Fax: () _____ Other Contact # or Email: _____
Ownership Status (Please Check): Individual Trust Partnership Corporation
Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: [Signature] Date: 12/17/24

SITE INFORMATION

Address/Location of Proposed Project: S Oakwood Road
Current Use of Property: Vacant Zoning: B-2 Community Business
Land Uses Surrounding Your Site: North: Residential
South: Hospital
East: Residential
West: Residential

Projected Timeline: 2025/2026 construction

Project Description: Construction of a clinic with parking lot on the vacant property

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.



Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at www.townofalgoma.org

M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics Gross Acreage/ Square Feet: 1.792 Acres / 78,046 Square Feet

Development Area and Percentage: 61,499 Square Feet / 66.0%

of Employees/#of Residential Units: 15-20 employees

of Proposed Parking Space: 75

Traffic Count Projections (attach documentation): _____

Percent Impervious (attach documentation): Site Plan included

Description of Required Landscaping (attach landscape plan): Landscape Plan included. Trees along Frontage and Foundation Plantings along the building and in landscape islands.

Additional Information: _____

OFFICE USE ONLY

Received By: Rhonda S. Date: 1/2/2025 Fee: \$2000.00 Paid: Yes No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.



Green Bay • Marinette • Neenah • Oshkosh

2223 Lime Kiln Road, Green Bay, WI 54311 • Phone: 920-430-8113 • Fax: 920-593-2986

osmsgb.com

To Whom it may concern:

Orthopedic & Sports Medicine Specialists (OSMS) is a doctor-owned orthopedics, sports medicine, rheumatology, and pain management practice serving NE Wisconsin and Michigan's Upper Peninsula for more than 70 years. OSMS takes great pride in getting its patients back to the life they love and sharing their "I'm Back" success stories.

OSMS is made up of 21 orthopedic and sports medicine physicians, six rheumatologists, and two pain management physicians who see patients in Green Bay, Neenah, Marinette, Chilton, Oconto Falls, and Oshkosh. Being doctor-owned, OSMS can make decisions and provide services that are truly focused on the optimum patient outcome. Our "scrubs over suits" management approach has proven to be beneficial for patients and staff alike.

OSMS offers many unique, and cost-saving services to its patients, including a walk-in Acute Injury Clinic, onsite infusion suites within our rheumatology departments, and two outpatient orthopedic ambulatory surgery centers.

The Orthopedic Surgery Center of Green Bay has been recognized by Newsweek as one of America's Best Surgery Centers 2024 and is the only ambulatory surgery center in Northeastern Wisconsin to have been included on the list. The results of America's Best Surgery Centers 2024 were determined, based on quality of care, performance data, and peer recommendations, all relative to in-state competition.

OSMS and related entities employ 325 team members.

Please call me should you have any additional questions.

Sandy J Fragale, CPA

Chief Executive Officer

Orthopedic & Sports Medicine Specialists

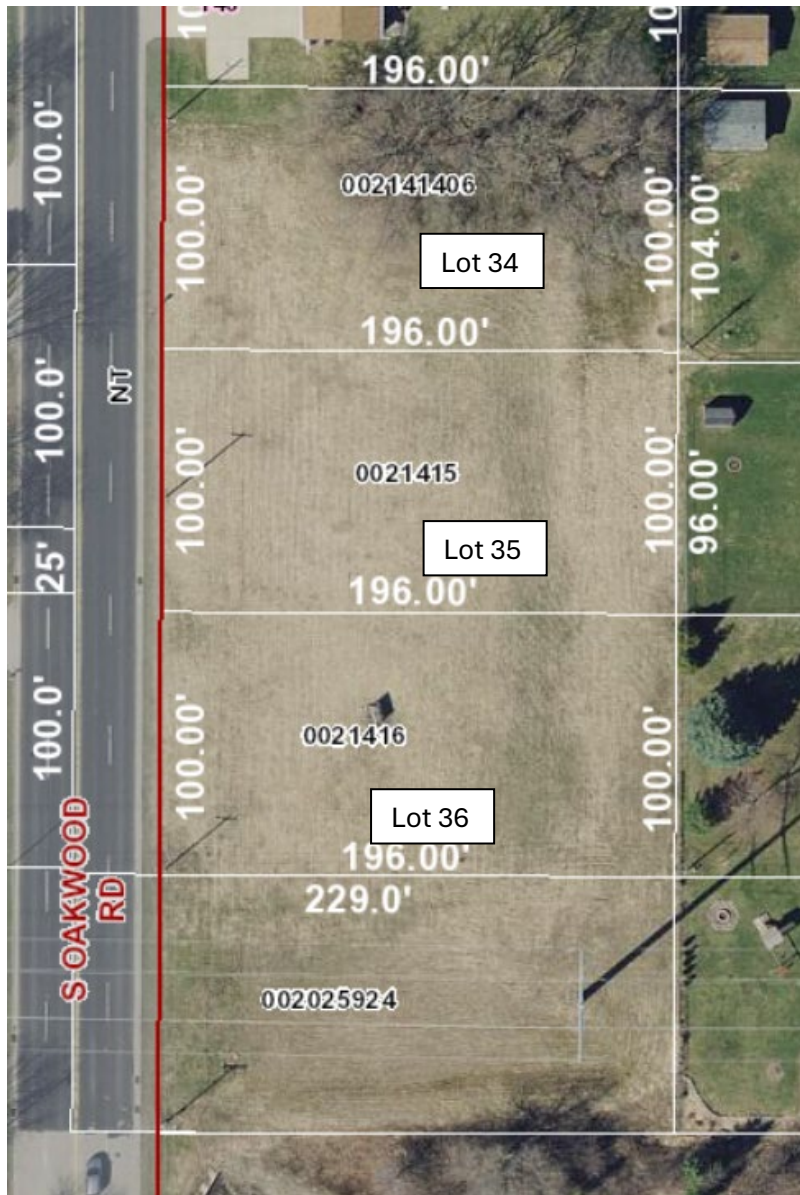
Phone: 920.965.9520

Email: sfragale@osmsgb.com

Web: www.osmsgb.com

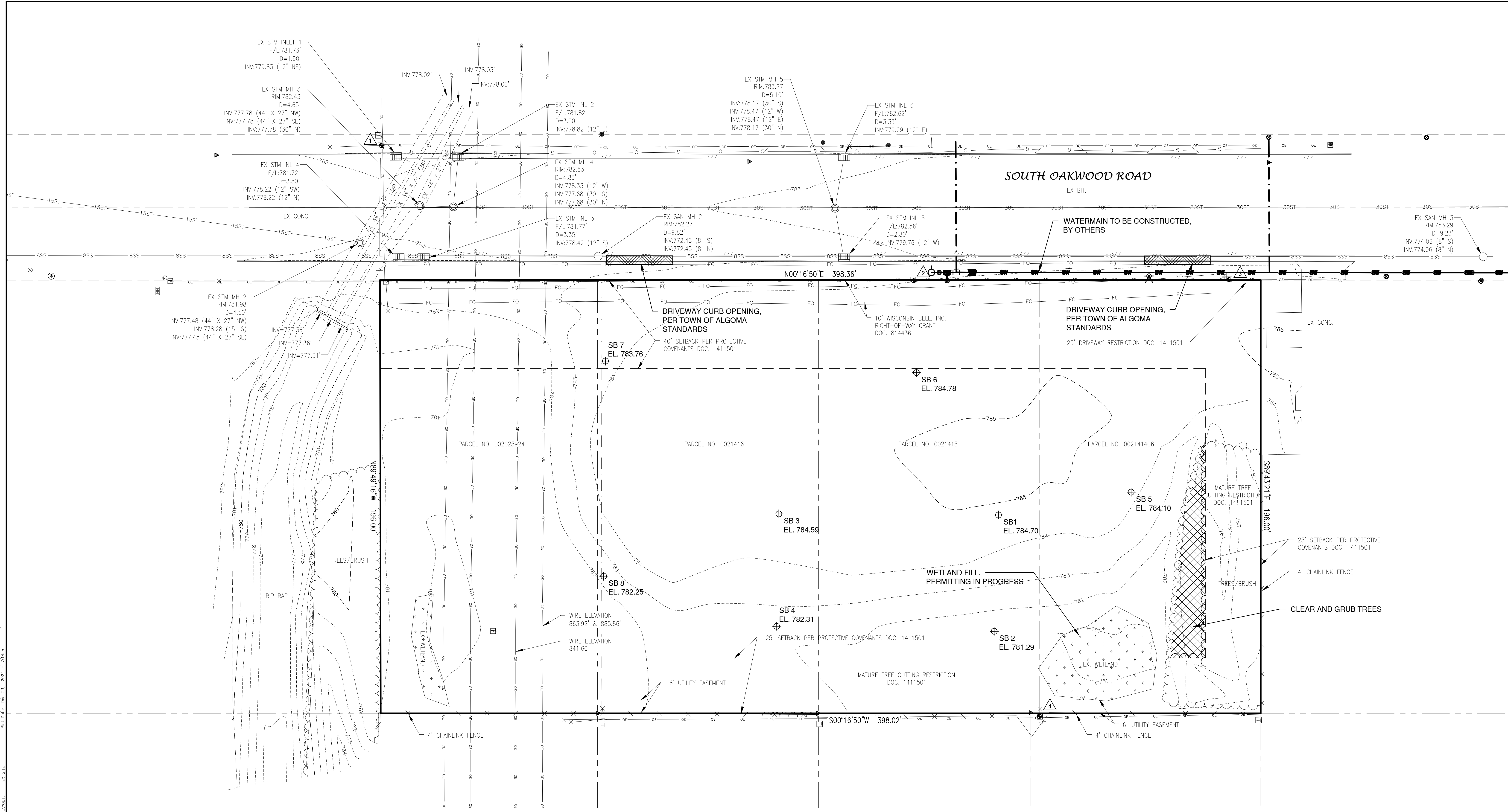
OSMS 4 parcels with lots from Barton's Assessor Plat noted

N



Lots 34, 35 and 36: Notwithstanding anything in these Protective Covenants to the contrary, paragraphs 5, as amended, 6, 7, 8, and 13 shall not apply and have no force or effect with respect to Lots 34, 35 and 36 in Barton's Assessor Plat, in the Town of Algoma, Winnebago County, Wisconsin (the "Lots") and rather, the following restrictions and covenants shall apply to the Lots:

- Land Use:** The Lots shall be used for professional offices and services of the following types: accounting, architectural, chiropractic, dental, medical, engineering, legal, advertising, management consulting, manufacturing representation, public relations, stenographic, travel agency, duplicating, financial, insurance, real estate, securities brokerage, holding and investment firm, and governmental. The permitted offices and services may be open to the public only Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturday from 7:00 a.m. to 1:00 p.m..
- Building Size:** No building on the Lots shall exceed 17,500 square feet in ground floor area and one-story in height.
- Building Location:** All buildings on the Lots shall be at least 40 feet from the West lot line, 25 feet from the North lot line of Lot 34, and 25 feet from the East lot line. There shall be no setback requirements from the lot lines between Lots 34 and 35 and between Lots 35 and 36. Any driveway into the Lots from Oakwood Road shall be at least 25 feet from the North lot line of Lot 34. Existing mature trees in the set back areas on the North lot line of Lot 34 and the East lot lines shall not be removed and the set back areas on the North lot line of Lot 34 and the East lot lines shall be professionally landscaped in compliance with all zoning and building codes. The Lots may be combined into one parcel which may also include land that is not subject to the Protective Covenants.



SOUTH OAKWOOD ROAD
EX BIT.

WATERMAIN TO BE CONSTRUCTED, BY OTHERS

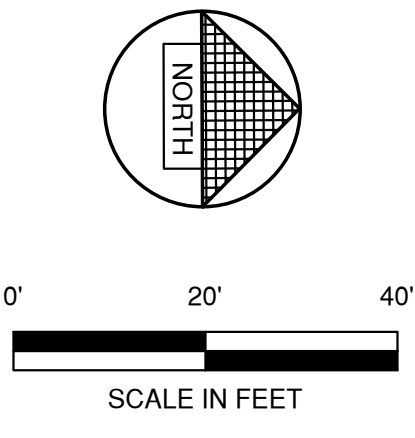
DRIVEWAY CURB OPENING, PER TOWN OF ALGOMA STANDARDS
40' SETBACK PER PROTECTIVE COVENANTS DOC. 1411501

DRIVEWAY CURB OPENING, PER TOWN OF ALGOMA STANDARDS
25' DRIVEWAY RESTRICTION DOC. 1411501

WETLAND FILL, PERMITTING IN PROGRESS

CLEAR AND GRUB TREES

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	NAIL IN POWER POLE	783.33
2	NAIL IN POWER POLE #163DD31	785.17
3	NAIL IN POWER POLE #163CC31	785.11
4	NAIL IN POWER POLE #1816-21L33	782.58



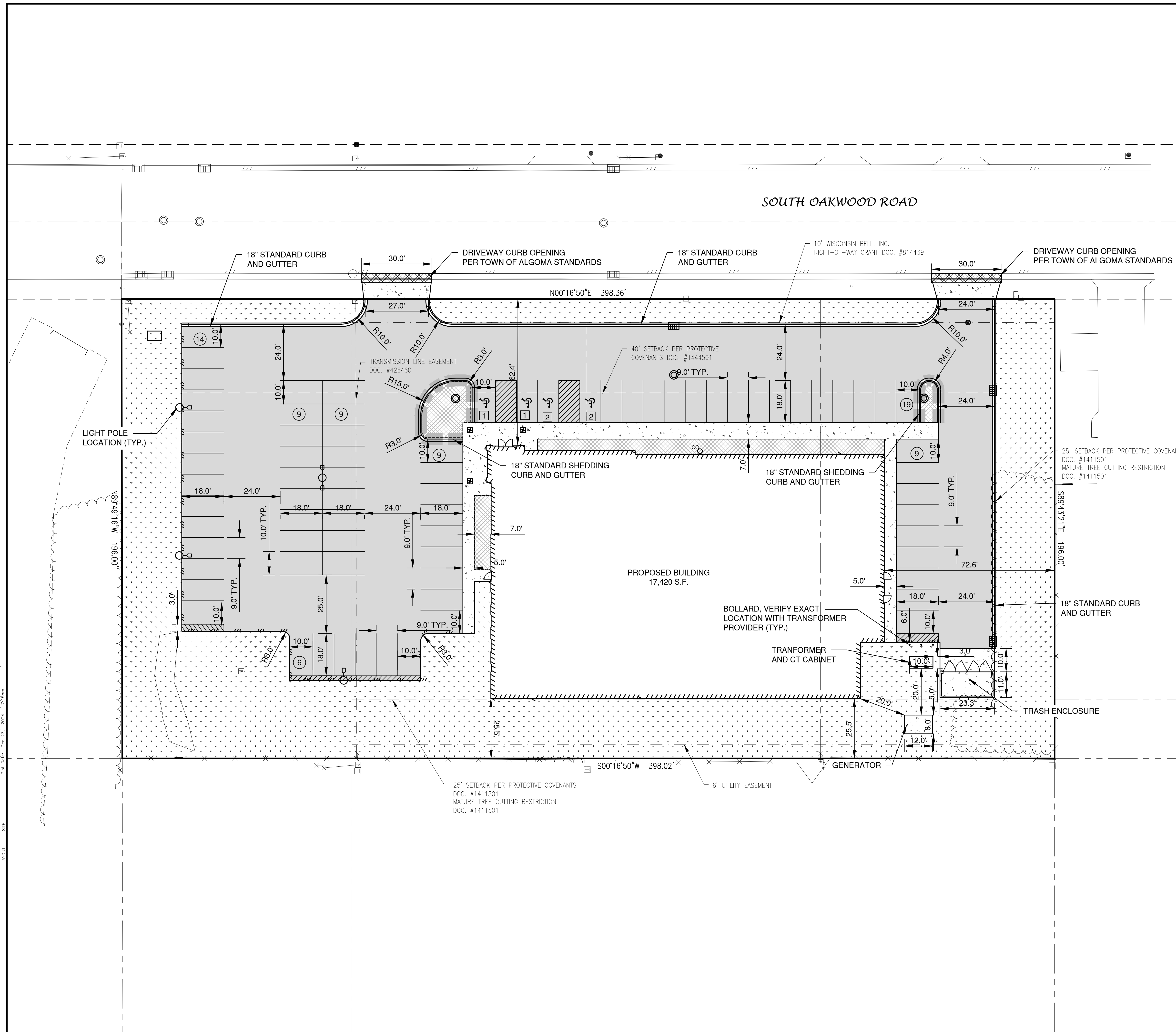
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	12/23/24	BDR	BID SET				

OSMS SITE DEVELOPMENT
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 07/2024
FILE 5925004T
JOB NO. 5925004

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (30,300 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)

NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

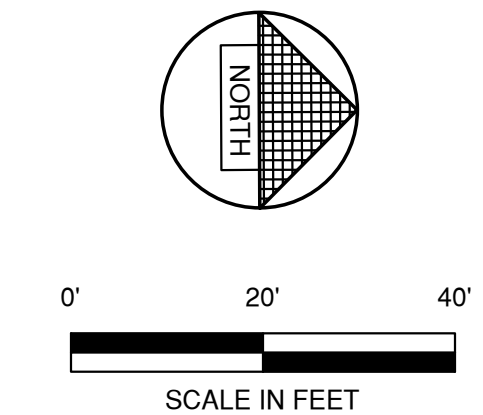
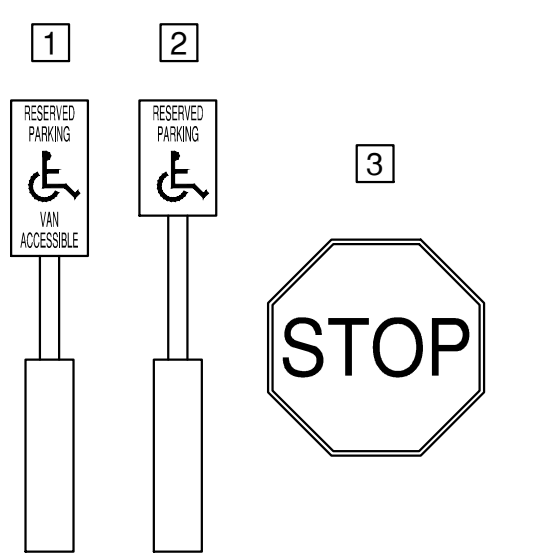
NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 75
HANDICAP ACCESSIBLE PARKING STALLS = 4

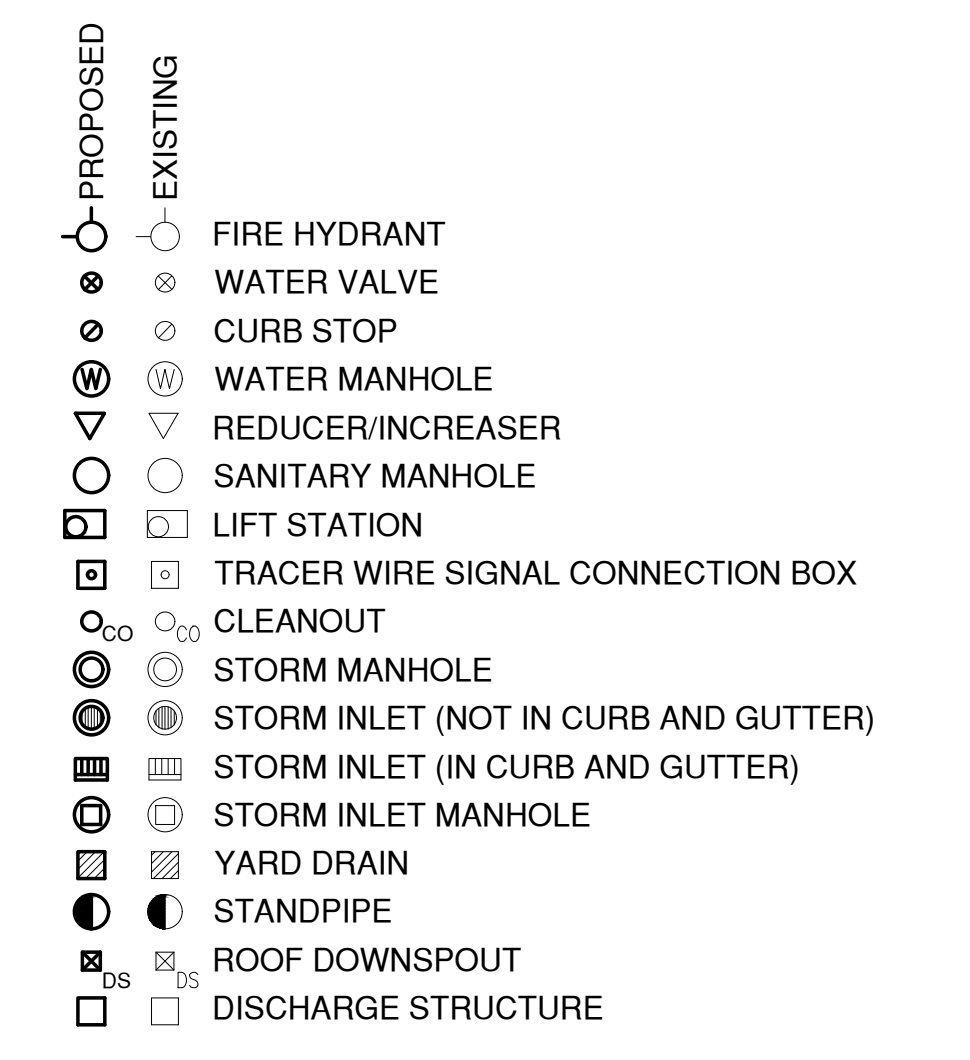
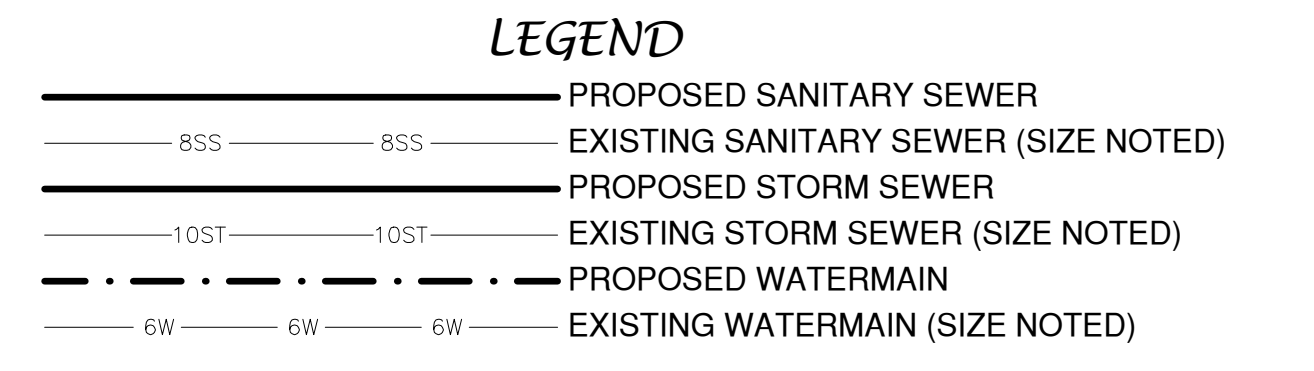
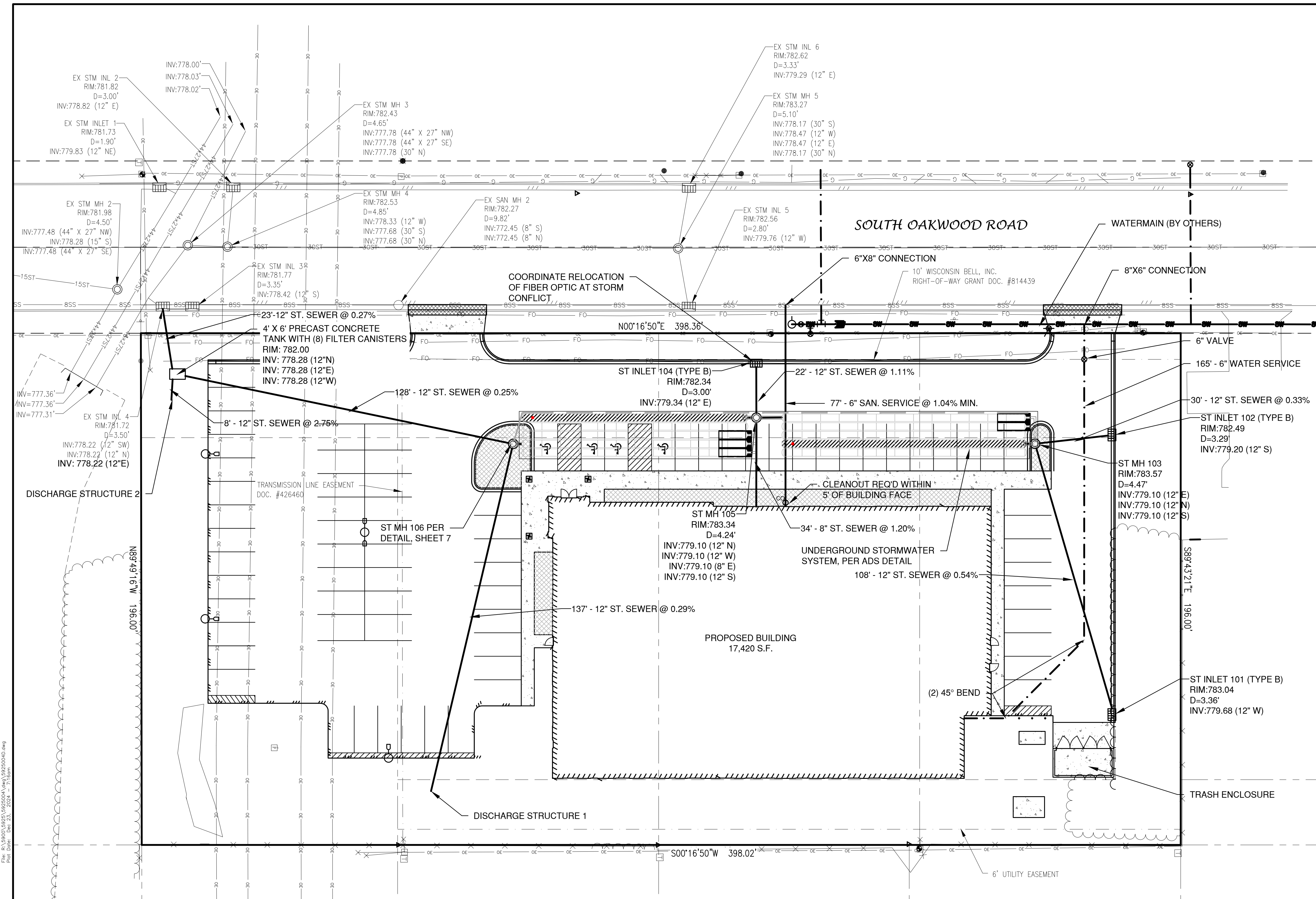
SITE DATA
TOTAL AREA = 1.79 ACRES, 78,045 S.F.
BUILDING AREA = 0.40 ACRES, 17,420 S.F. (22.3%)
SIDEWALK/PARKING LOT AREA = 0.78 ACRES, 34,079 S.F. (43.7%)
GREEN SPACE = 0.61 ACRES, 26,546 S.F. (34.0%)

ZONING
B-2 COMMUNITY BUSINESS DISTRICT

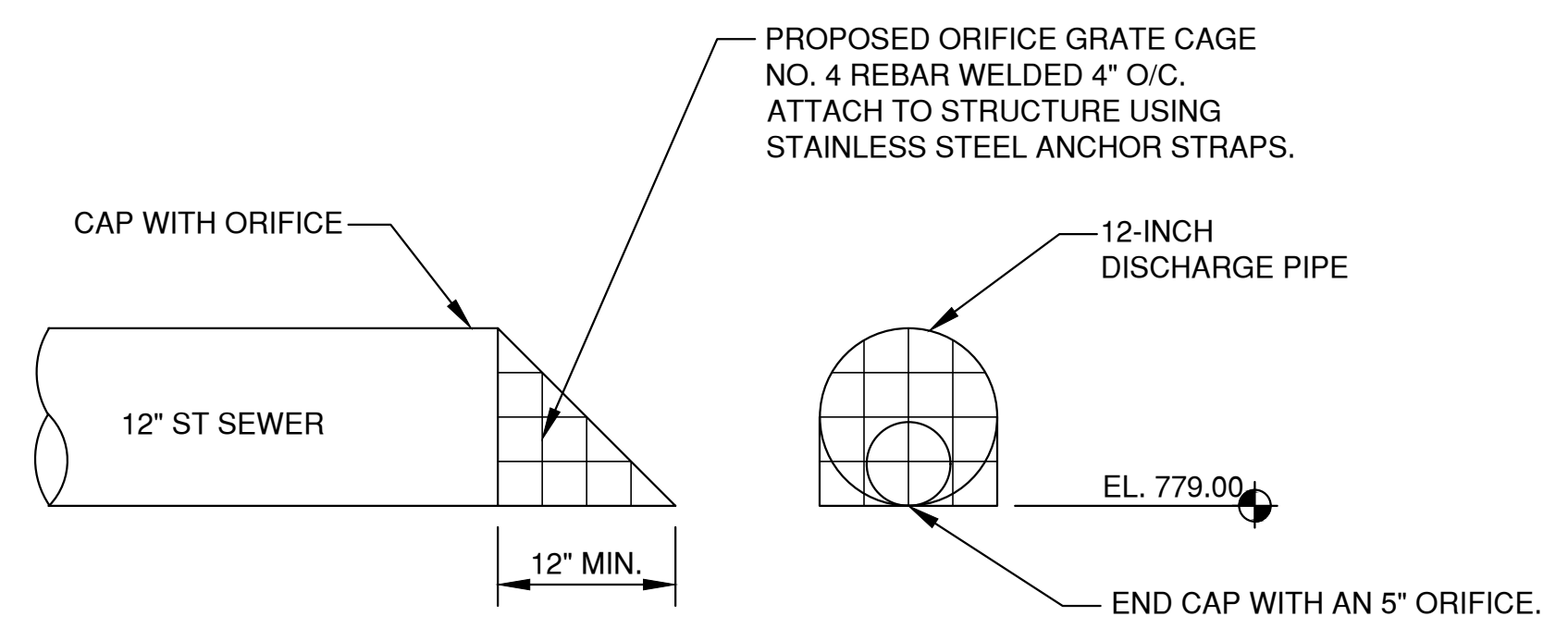
PARCEL NO.
002025924, 0021416, 0021415 AND 002141406



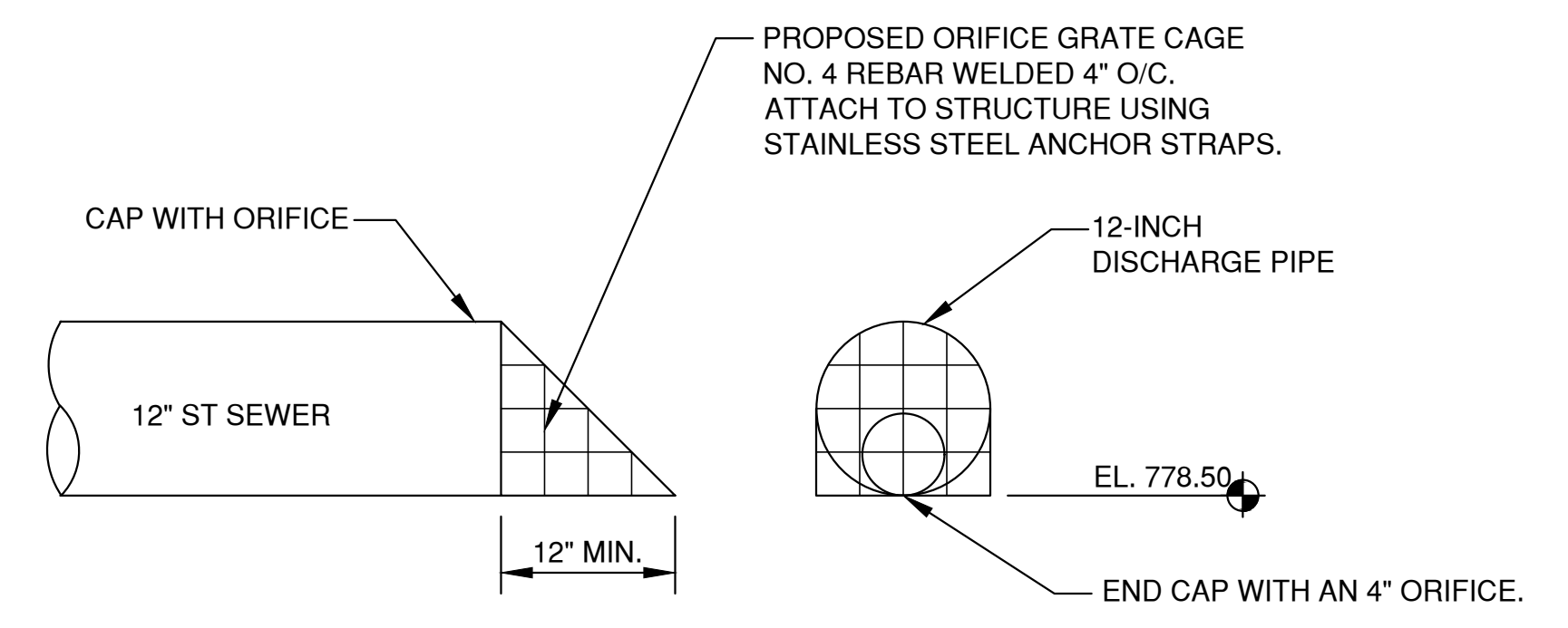
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	PROPOSED OSMS SITE FOR OSMS TOWN OF ALGOMA WINNEBAGO COUNTY, WISCONSIN	SITE PLAN	DATE 07/2024		SHEET NO. 3
1	12/23/24	BDR	BID SET					CHECKED			FILE 5925004D		
								DESIGNED			JOB NO. 5925004		
								BDR			1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com		



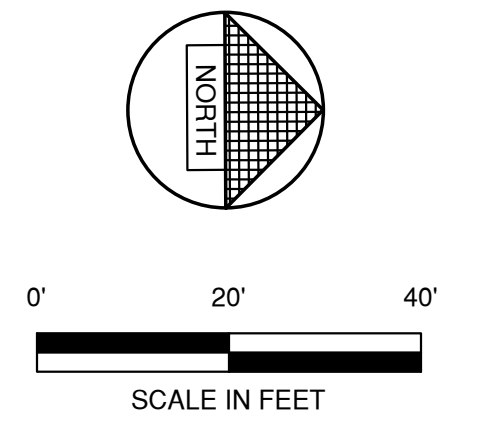
- NOTE**
1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
 3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
 5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



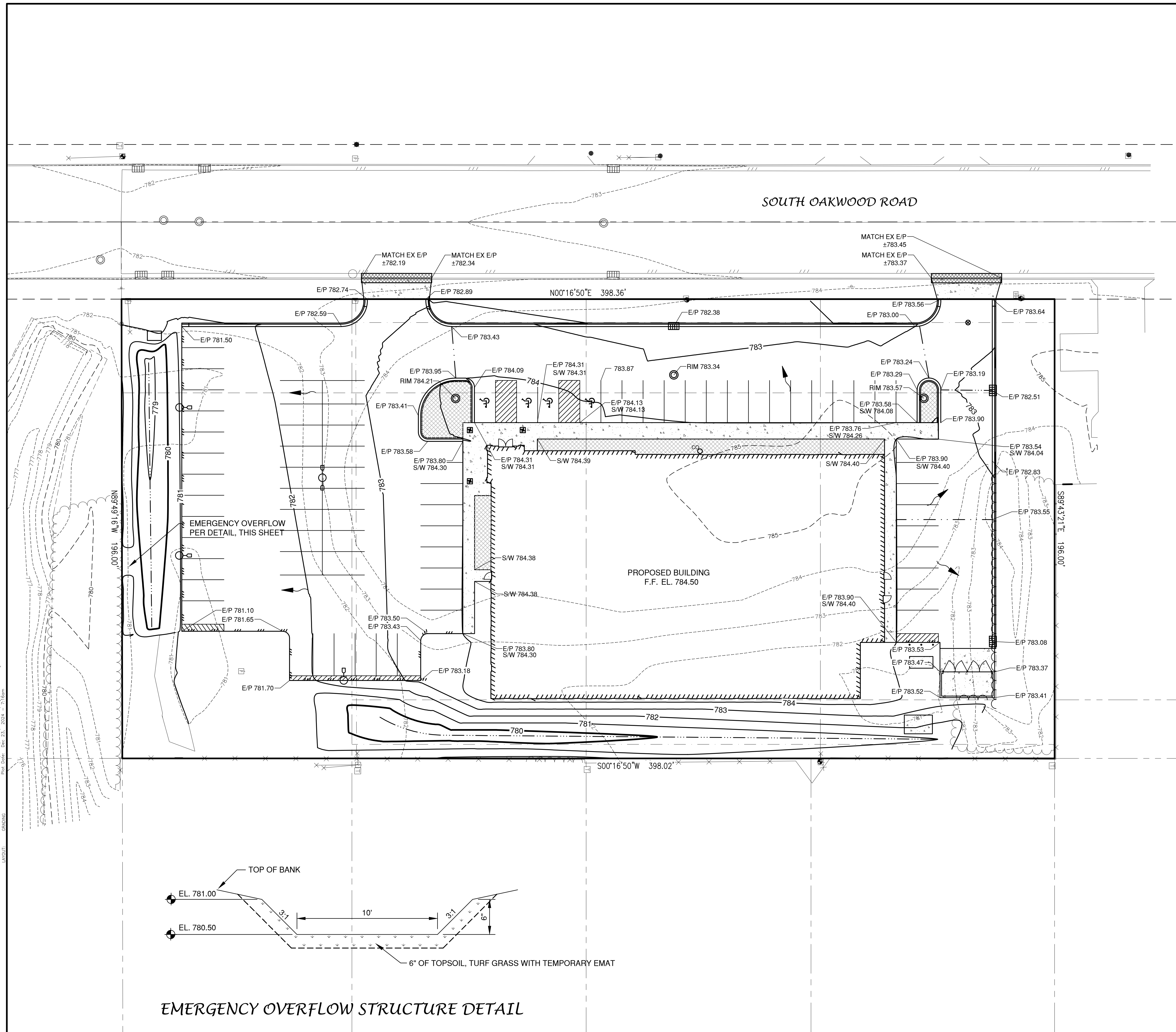
DISCHARGE STRUCTURE 1 DETAIL



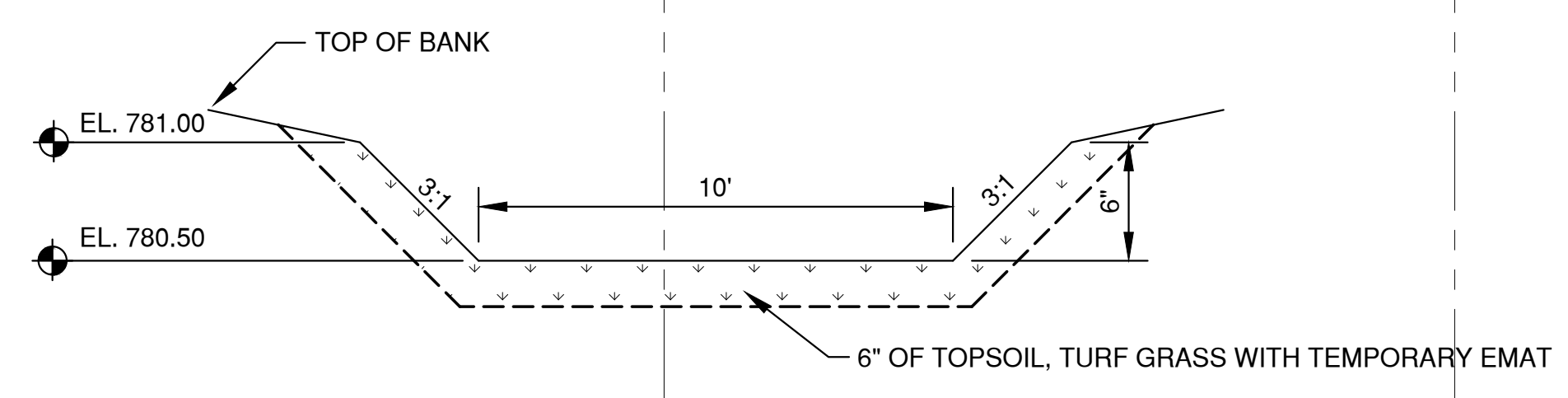
DISCHARGE STRUCTURE 2 DETAIL



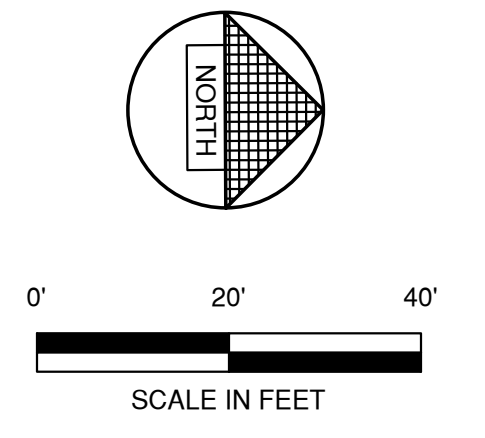
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	PROPOSED OSMS SITE FOR OSMS TOWN OF ALGOMA WINNEBAGO COUNTY, WISCONSIN	DATE 07/2024		SHEET NO. 4
1	12/23/24	BDR	BID SET					CHECKED		FILE 5925004D		
								DESIGNED BDR		JOB NO. 5925004		



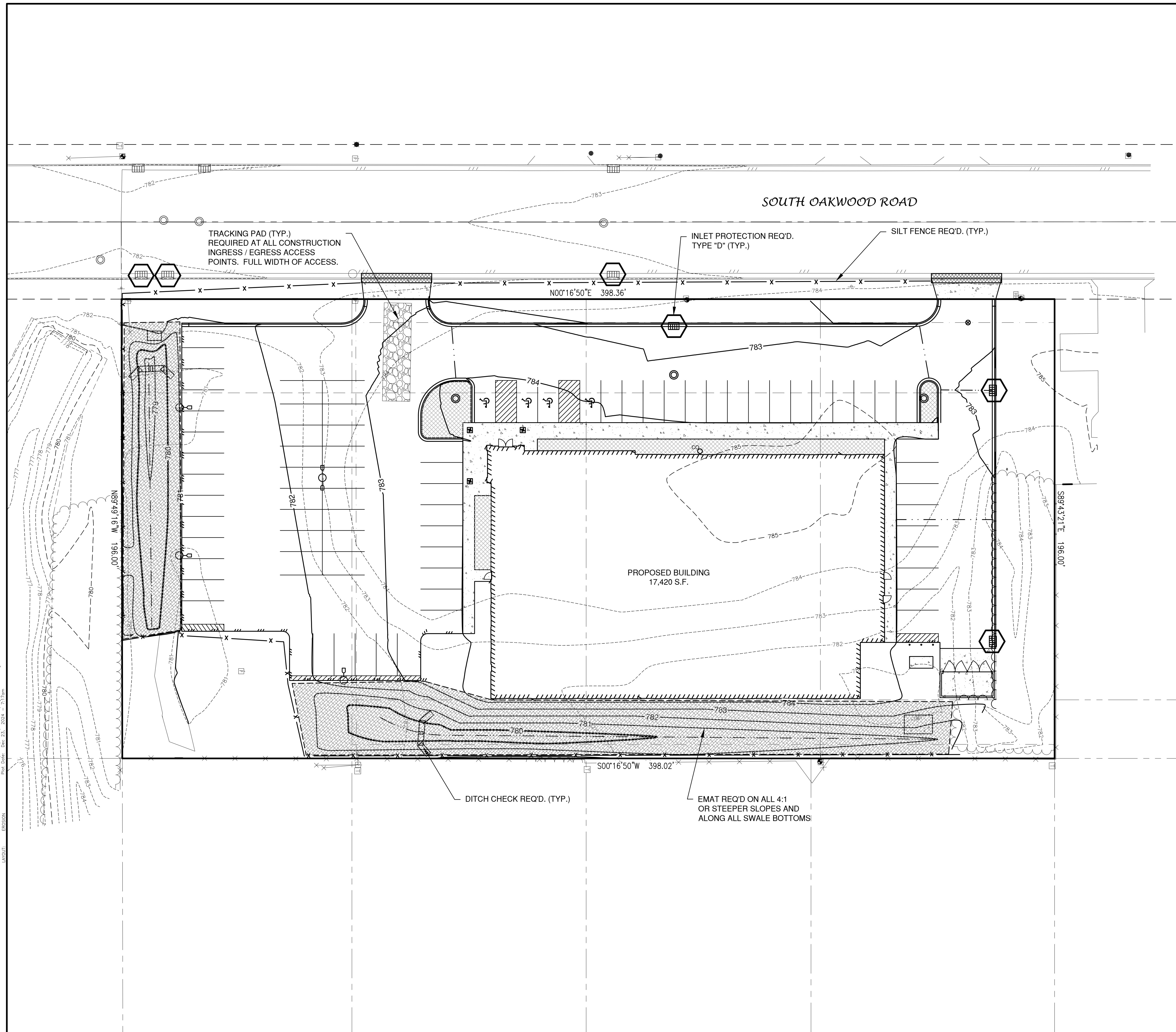
- LEGEND**
- T/C 999.99 TOP OF CURB ELEVATION
 - F/L 888.88 FLOW LINE ELEVATION
 - S/W 666.66 TOP OF SIDEWALK ELEVATION
 - E/P 555.55 EDGE OF PAVEMENT ELEVATION
 - R/W 444.44 TOP OF RETAINING WALL ELEVATION
 - 333.33 GROUND ELEVATION
 - DRAINAGE SWALE
 - DRAINAGE DIVIDE
 - FLOW ARROW



EMERGENCY OVERFLOW STRUCTURE DETAIL



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	PROPOSED OSMS SITE FOR OSMS TOWN OF ALGOMA WINNEBAGO COUNTY, WISCONSIN	GRADING PLAN	DATE 07/2024		SHEET NO. 5
1	12/23/24	BDR	BID SET					CHECKED			FILE 5925004D		1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com
								DESIGNED BDR			JOB NO. 5925004		



LEGEND

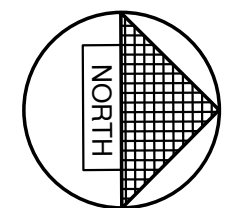
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

File: P:\3000\5925004\5925004.dwg
 Plot Date: Dec 23, 2024 11:17am
 LAYOUT: EROSION



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	12/23/24	BDR	BID SET				

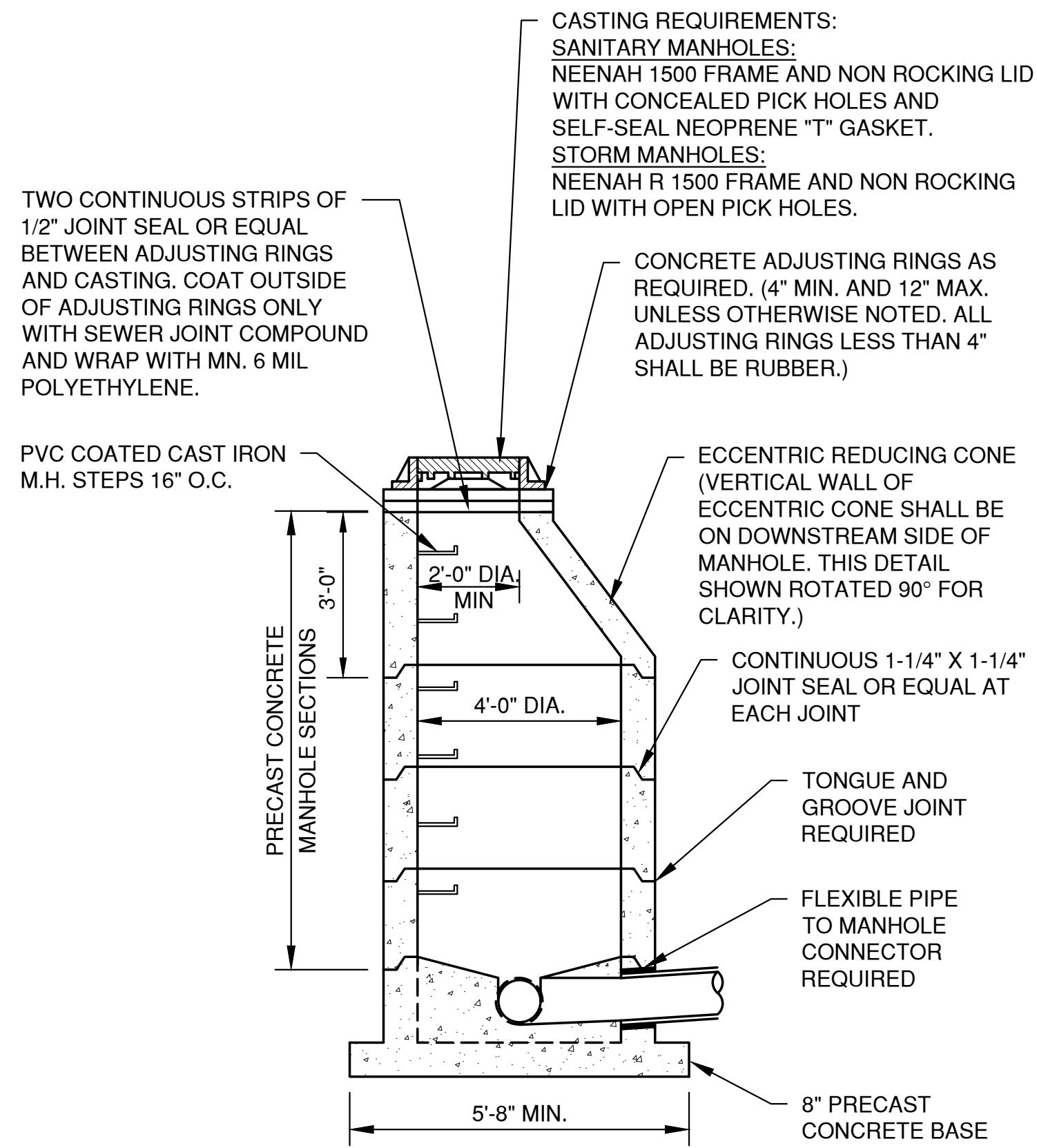
DRAWN BDR
 CHECKED
 DESIGNED BDR

**PROPOSED OSMS SITE
 FOR OSMS
 TOWN OF ALGOMA
 WINNEBAGO COUNTY, WISCONSIN**

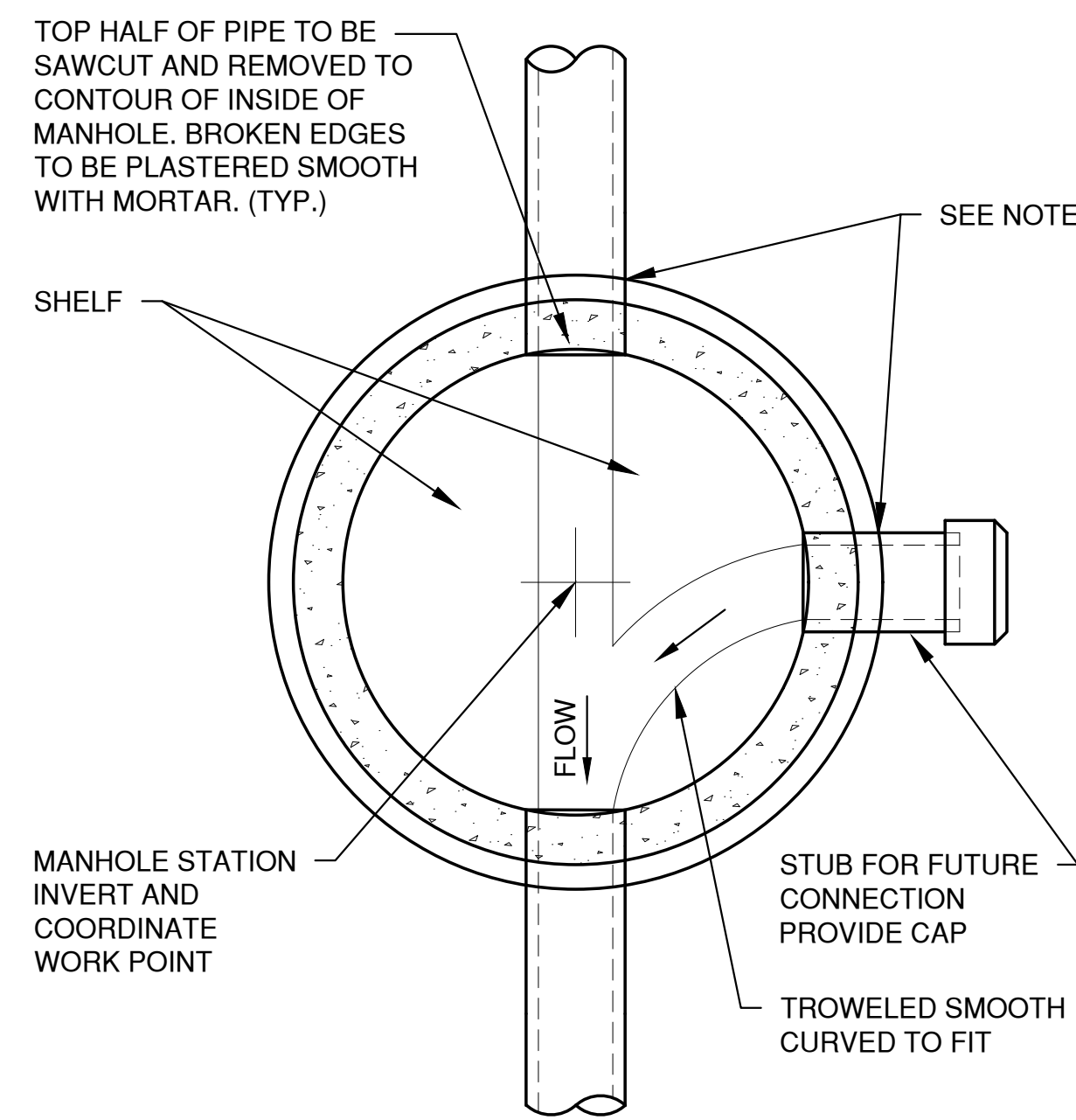
EROSION CONTROL PLAN

DATE 07/2024
 FILE 5925004D
 JOB NO. 5925004

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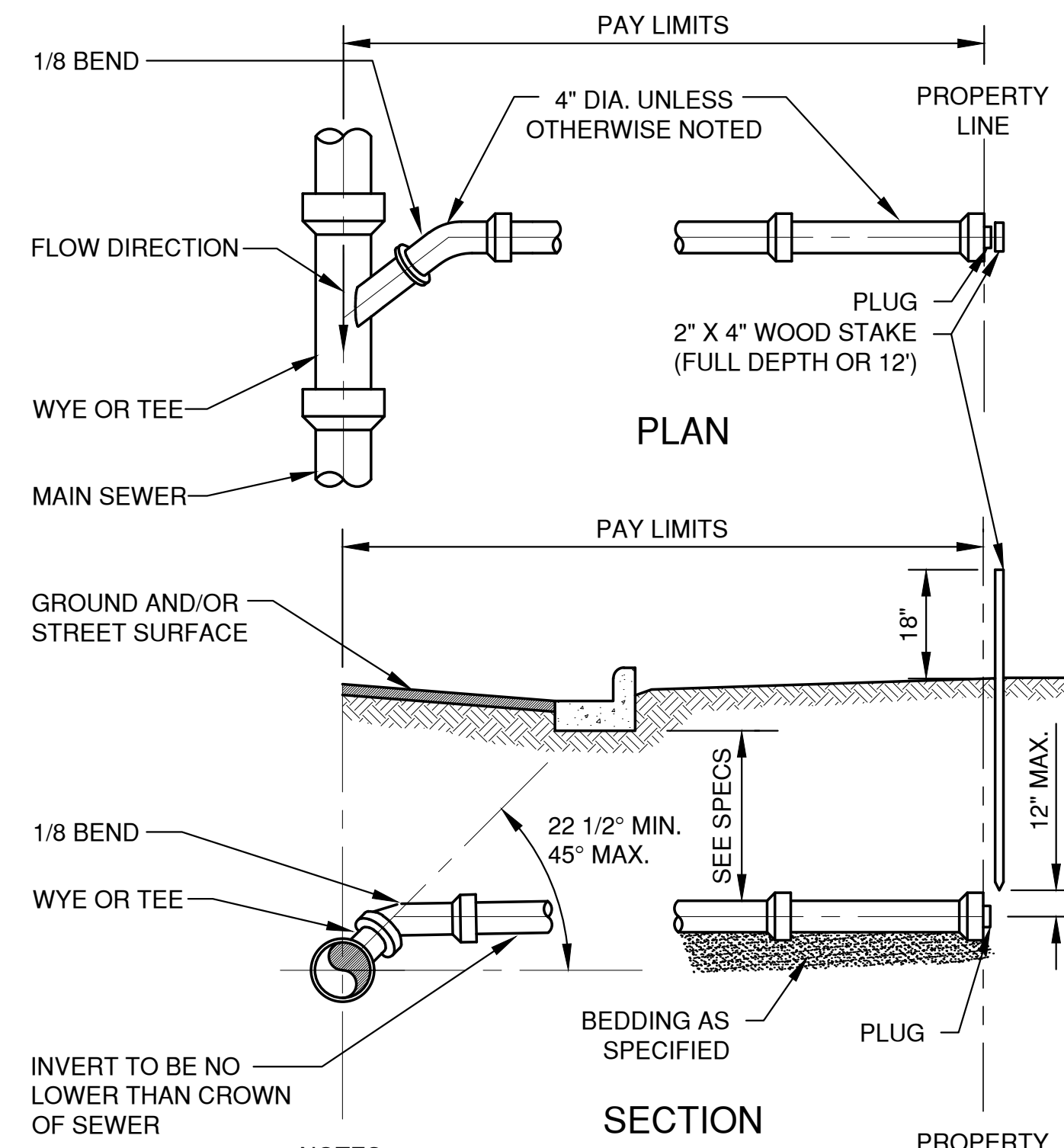


SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



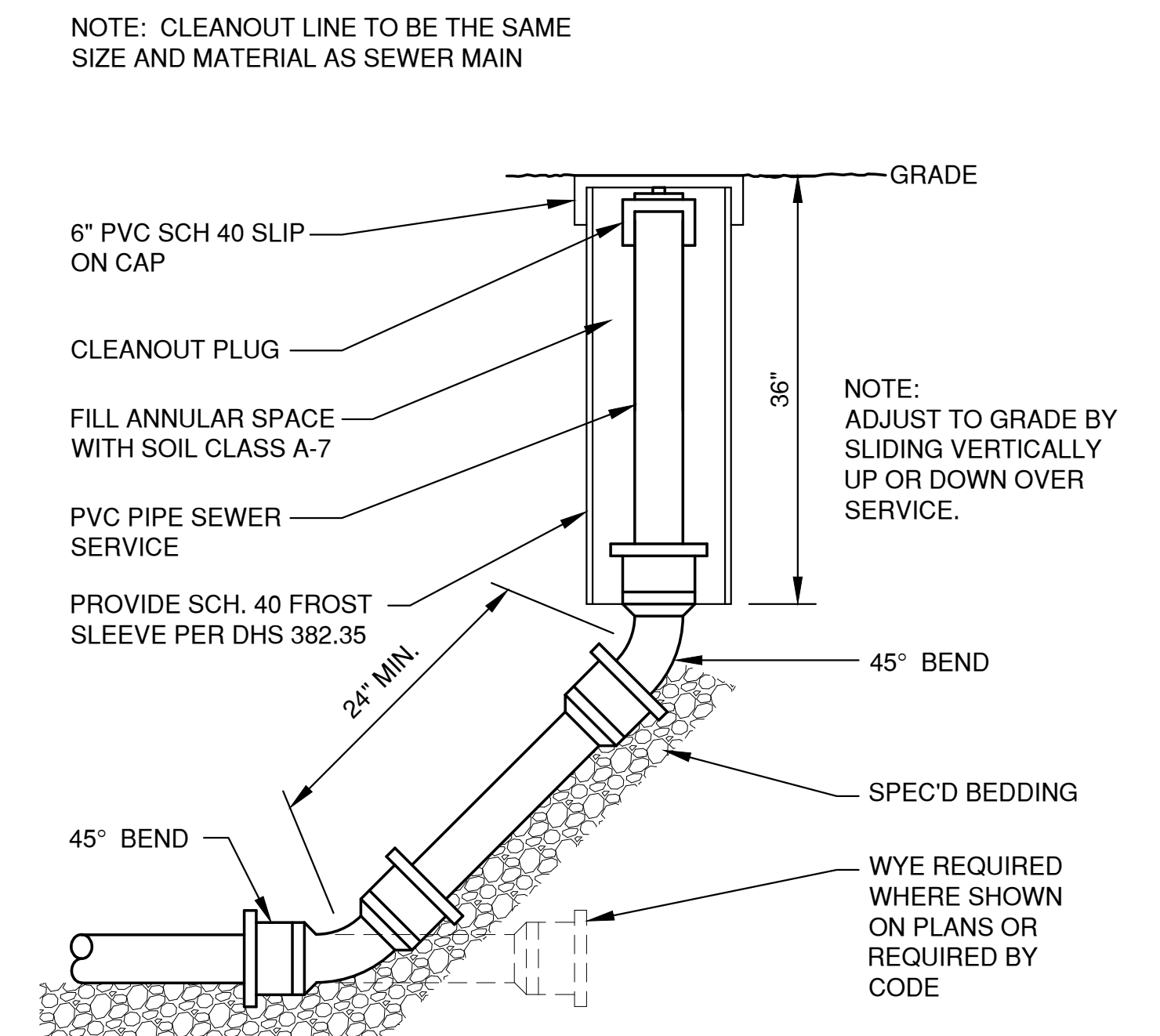
NOTE:
 FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)

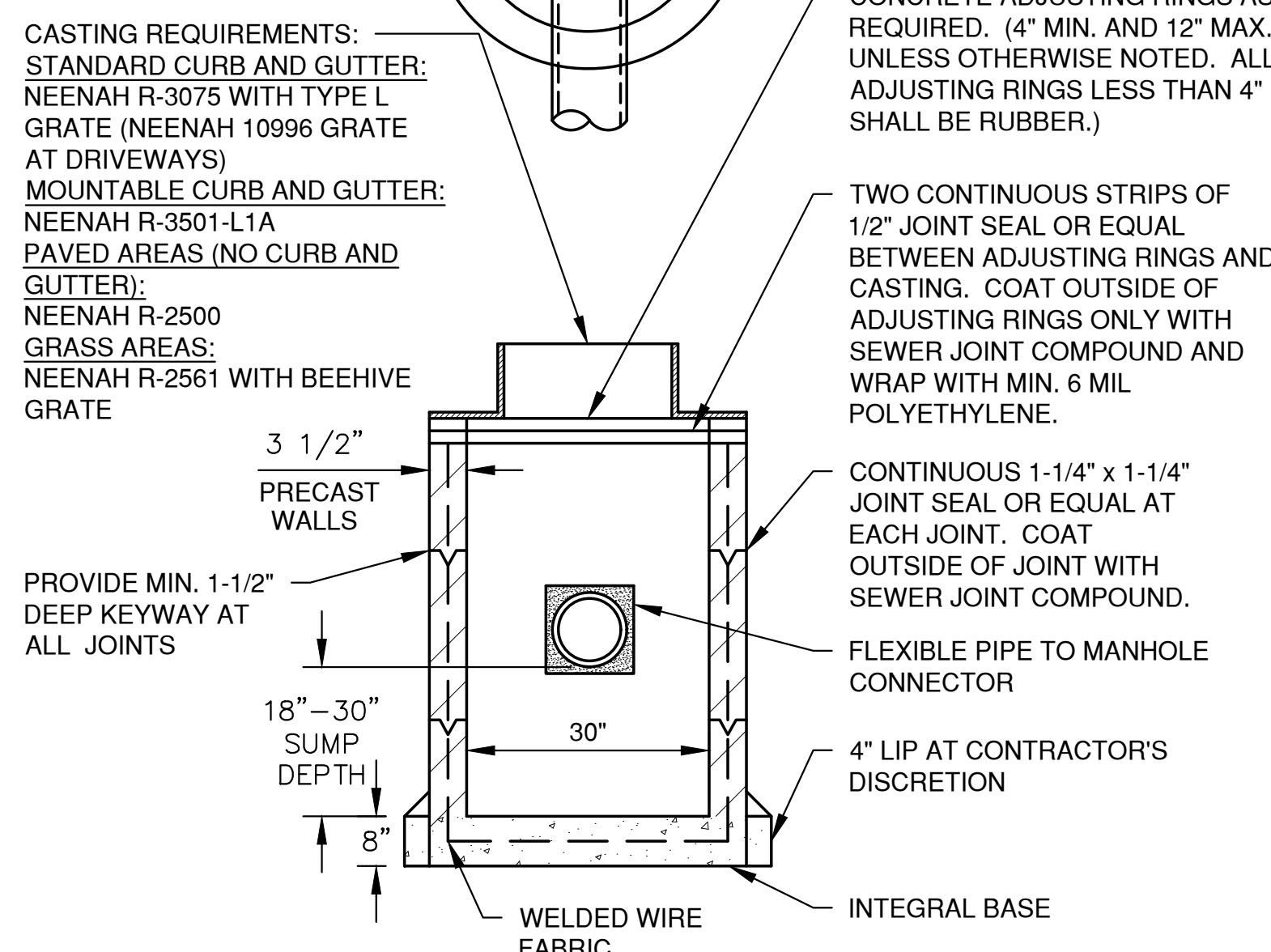


NOTES:
 1. SADDLE CONNECTIONS NOT PERMITTED.
 2. BACKFILL TO CONFORM TO MAIN SEWER.
 3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
 4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL

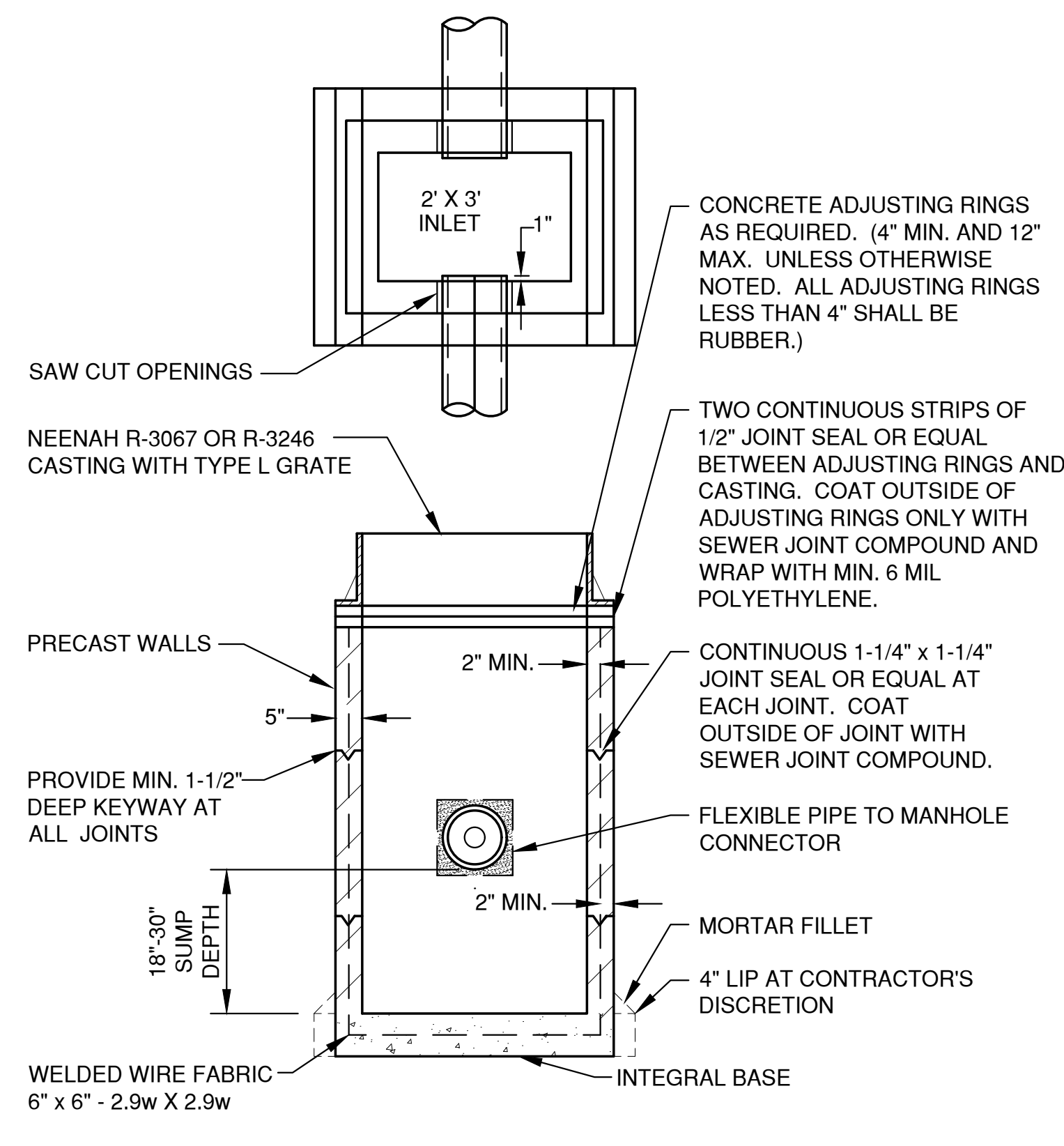


CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)



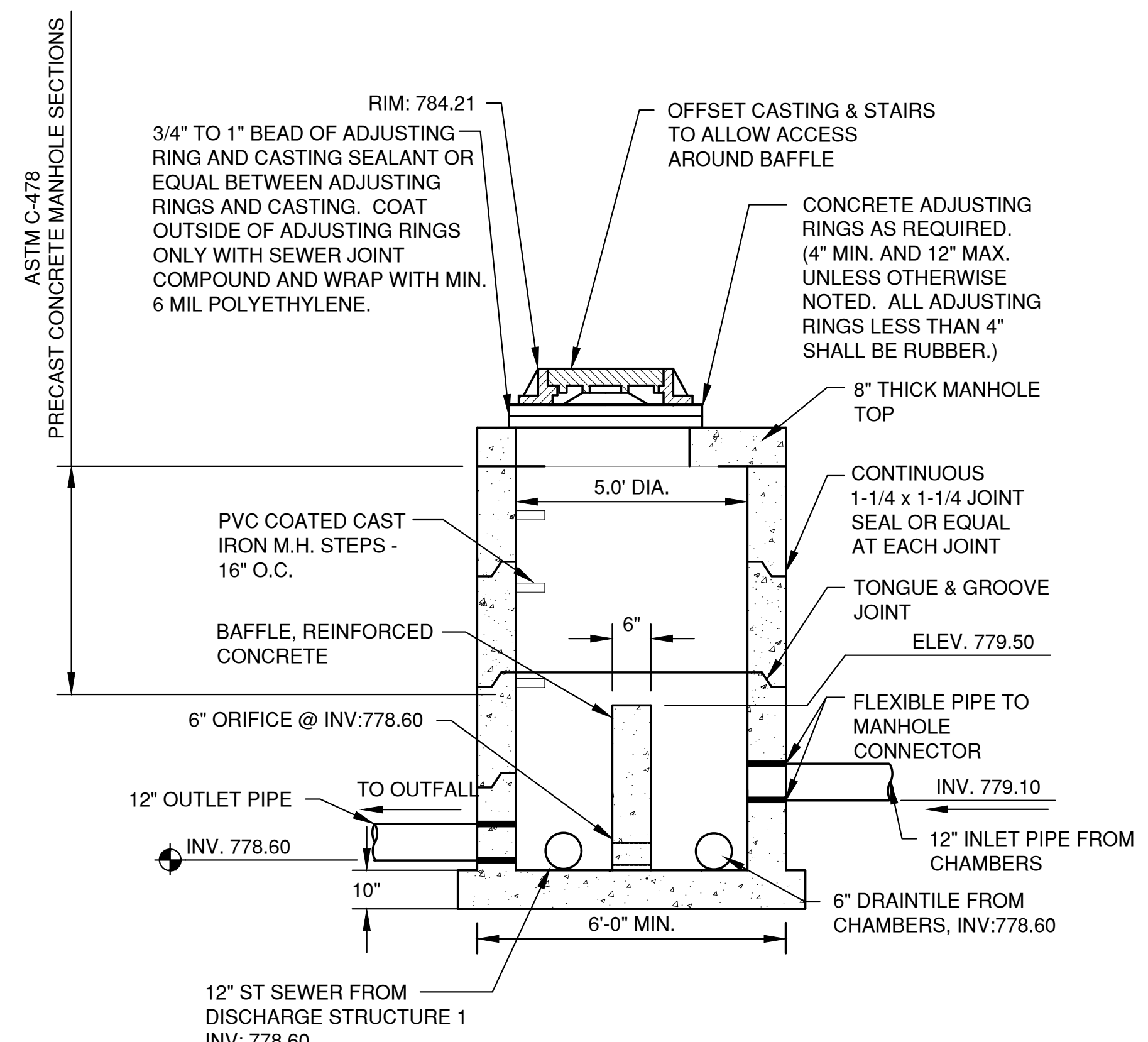
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ST MH 106 DETAIL
 N.T.S.

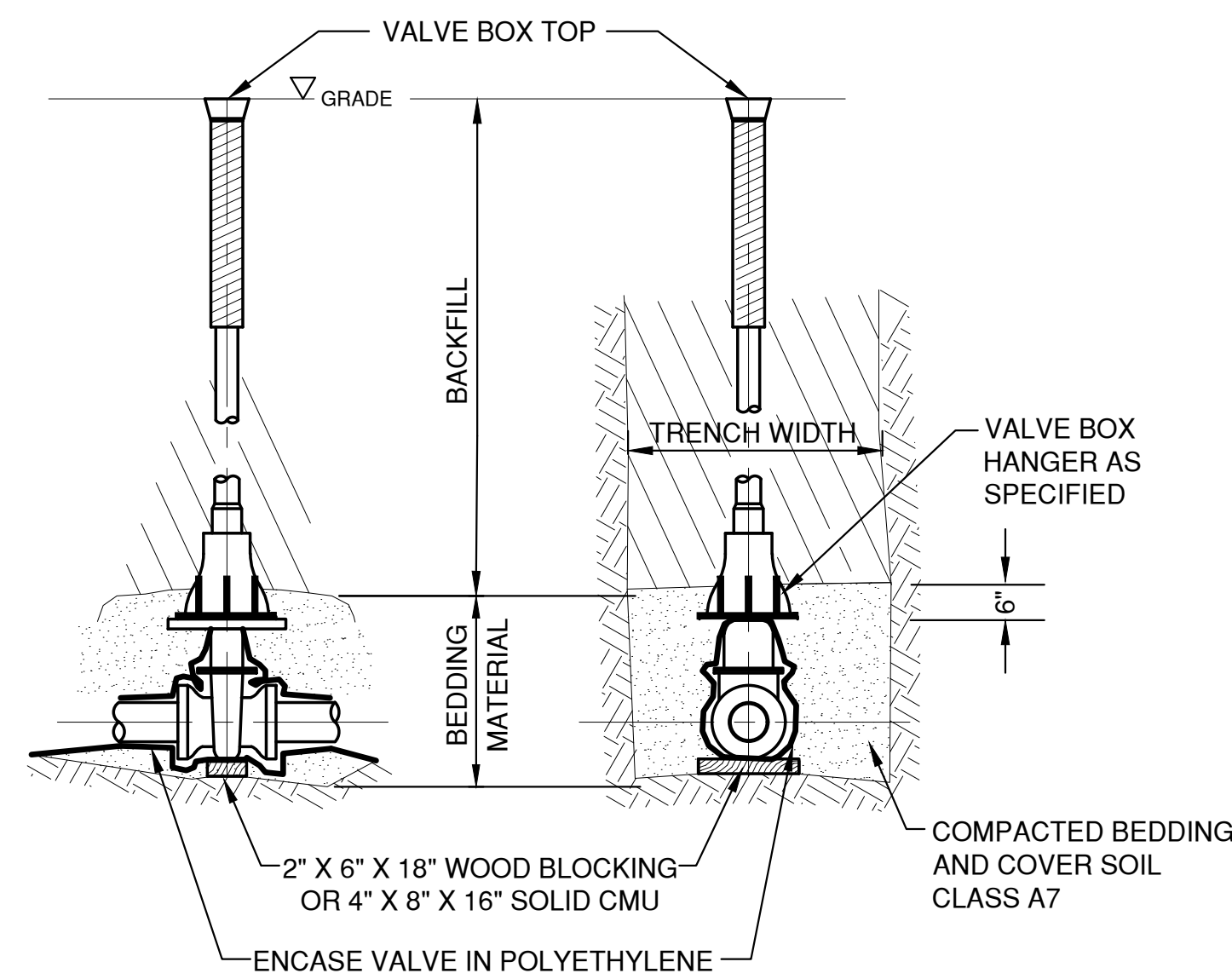
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	12/23/24	BDR	BID SET				

OSMS SITE DEVELOPMENT
 FOR OSMS
 TOWN OF ALGOMA
 WINNEBAGO COUNTY, WISCONSIN

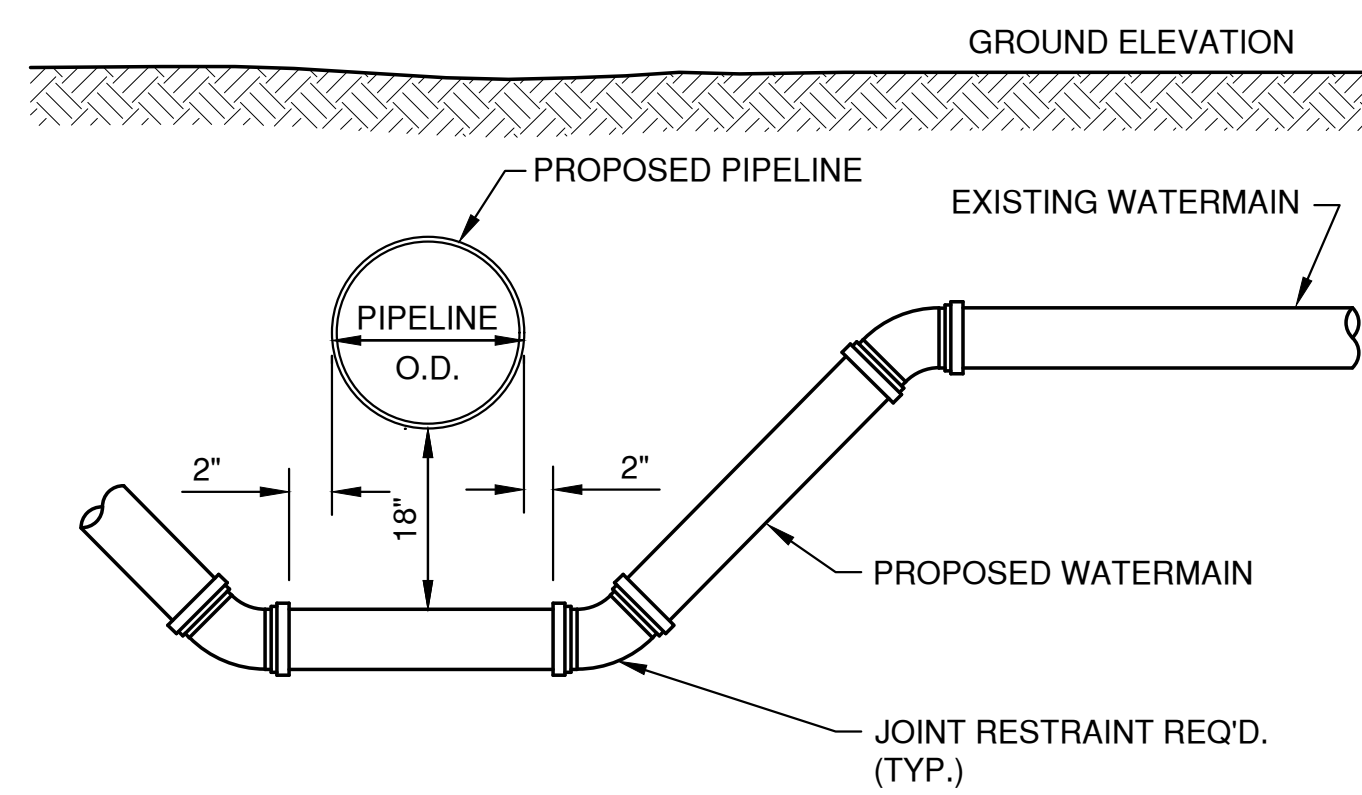
MISCELLANEOUS DETAILS

DATE	07/2024
FILE	5925004DET
JOB NO.	5925004

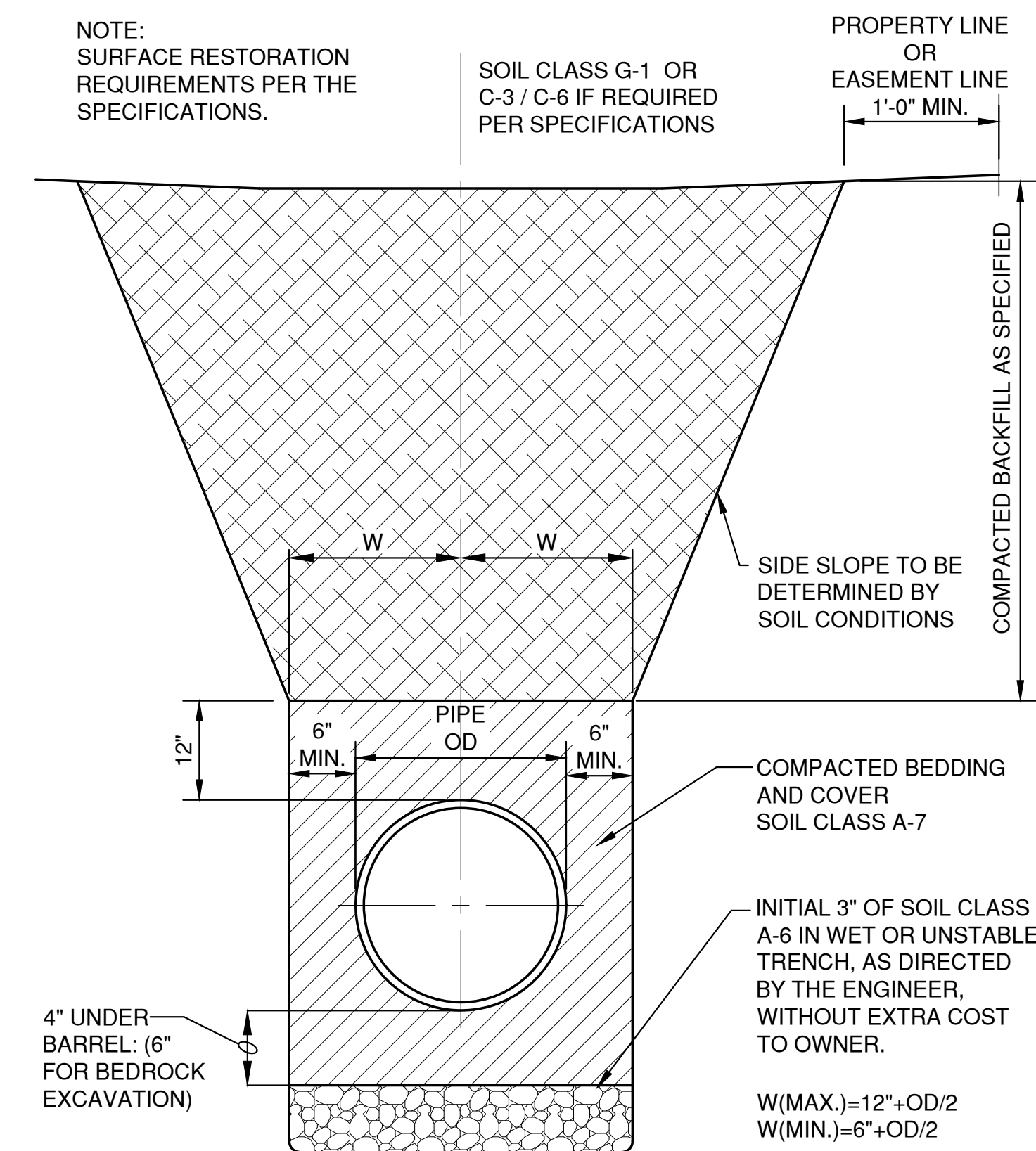
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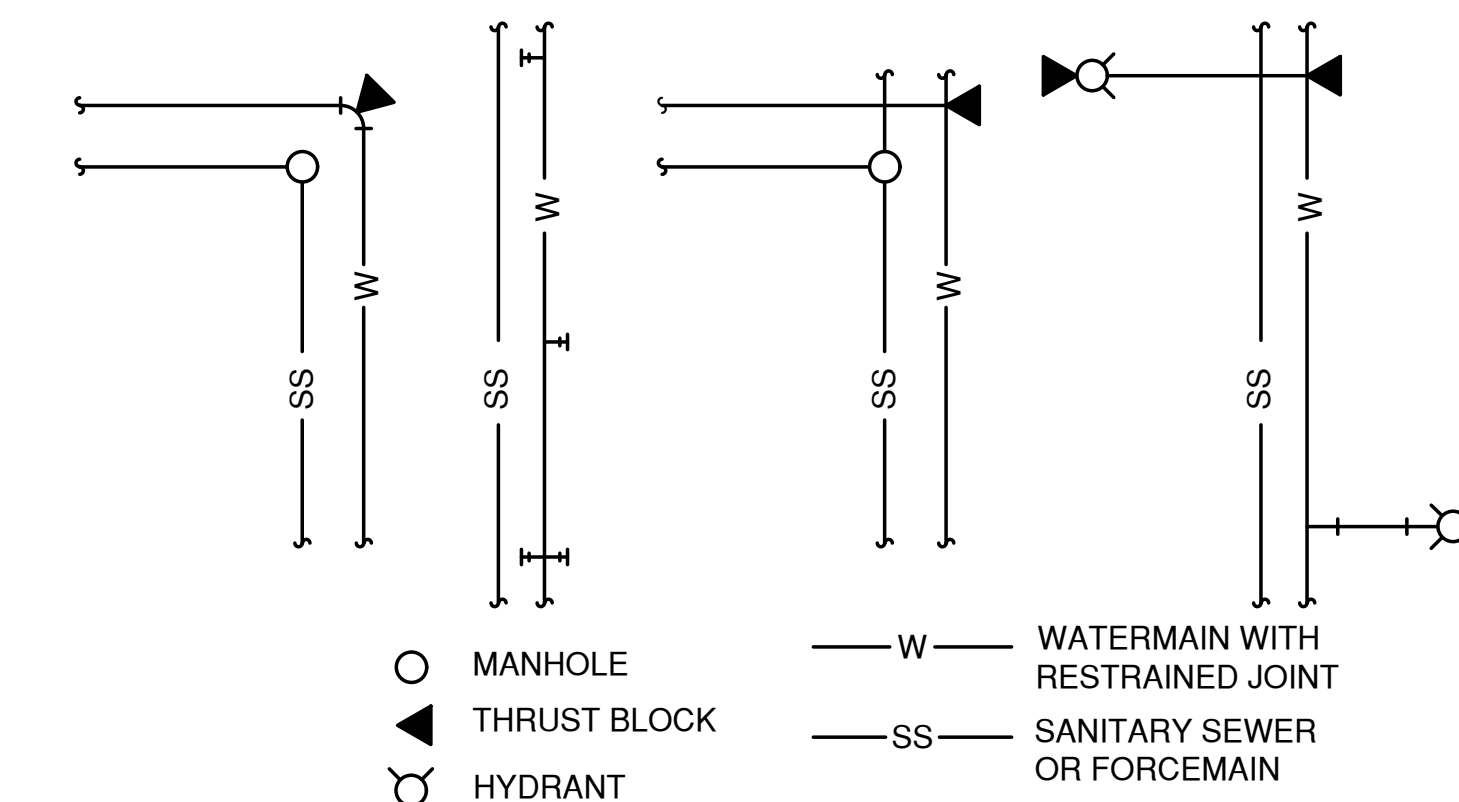
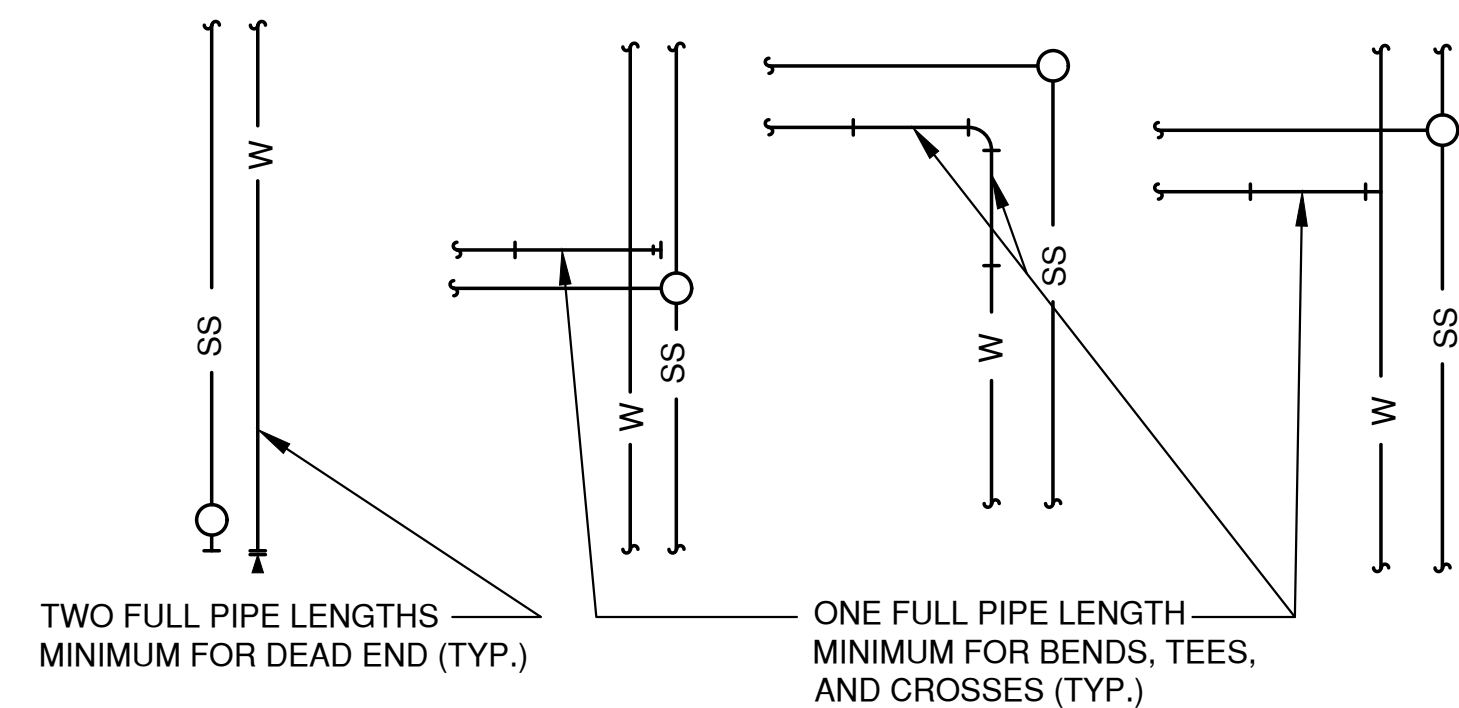
SIDE VIEW FRONT VIEW
VALVE BOX SETTING



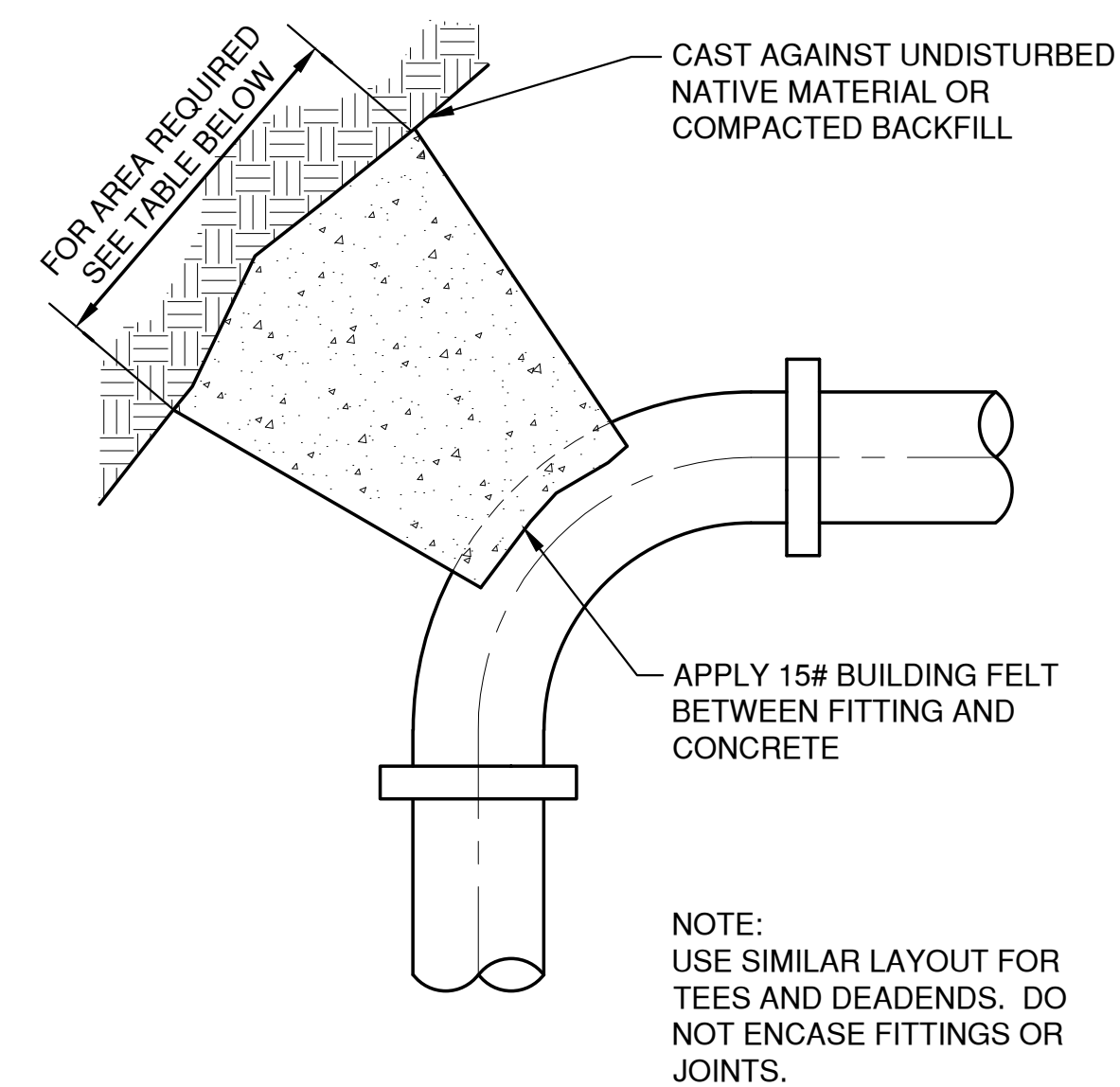
DETAIL FOR WATERMAIN OFFSET



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



TYPICAL WATERMAIN RESTRAINT
REQUIREMENTS FOR COMMON
TRENCH CONSTRUCTION



NOTE:
USE SIMILAR LAYOUT FOR
TEES AND DEADENDS. DO
NOT ENCASE FITTINGS OR
JOINTS.

THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

LAYOUT: DETAILS (2)

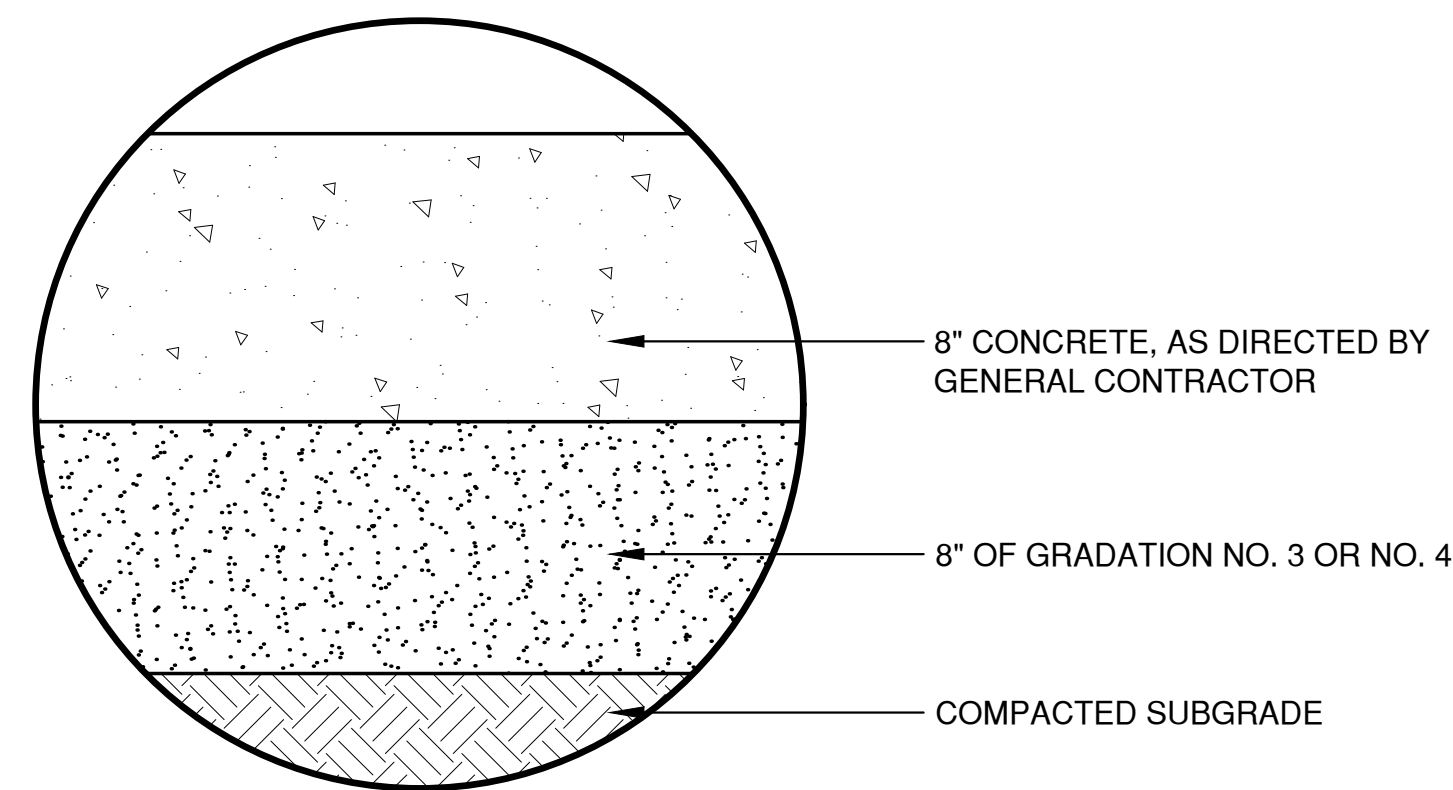
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1	12/23/24	BDR	BID SET					KDC
								CHECKED
								DESIGNED
								JCS

OSMS SITE DEVELOPMENT
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

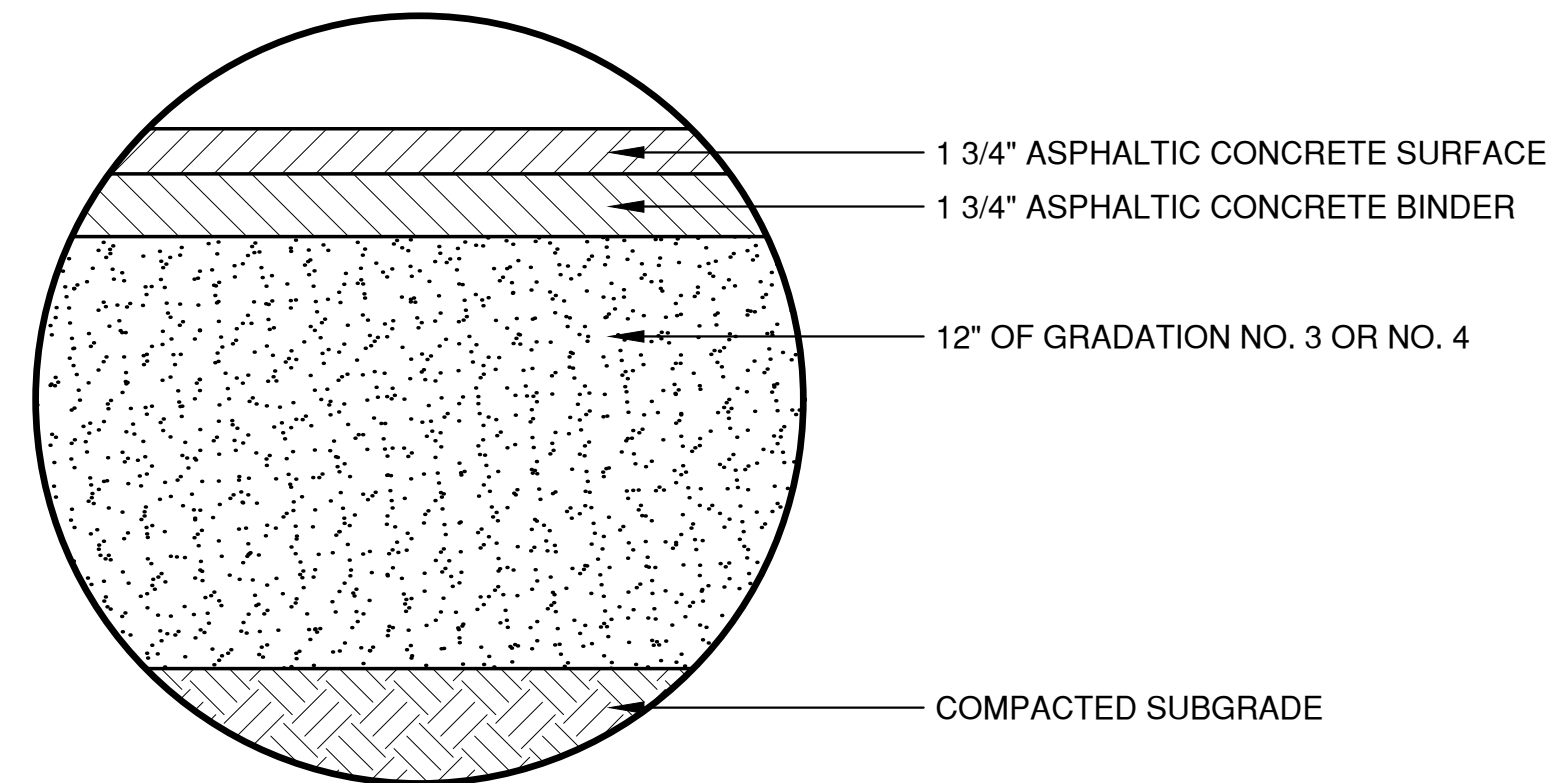
MISCELLANEOUS DETAILS

DATE	07/20/24
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JOB NO.	5925004

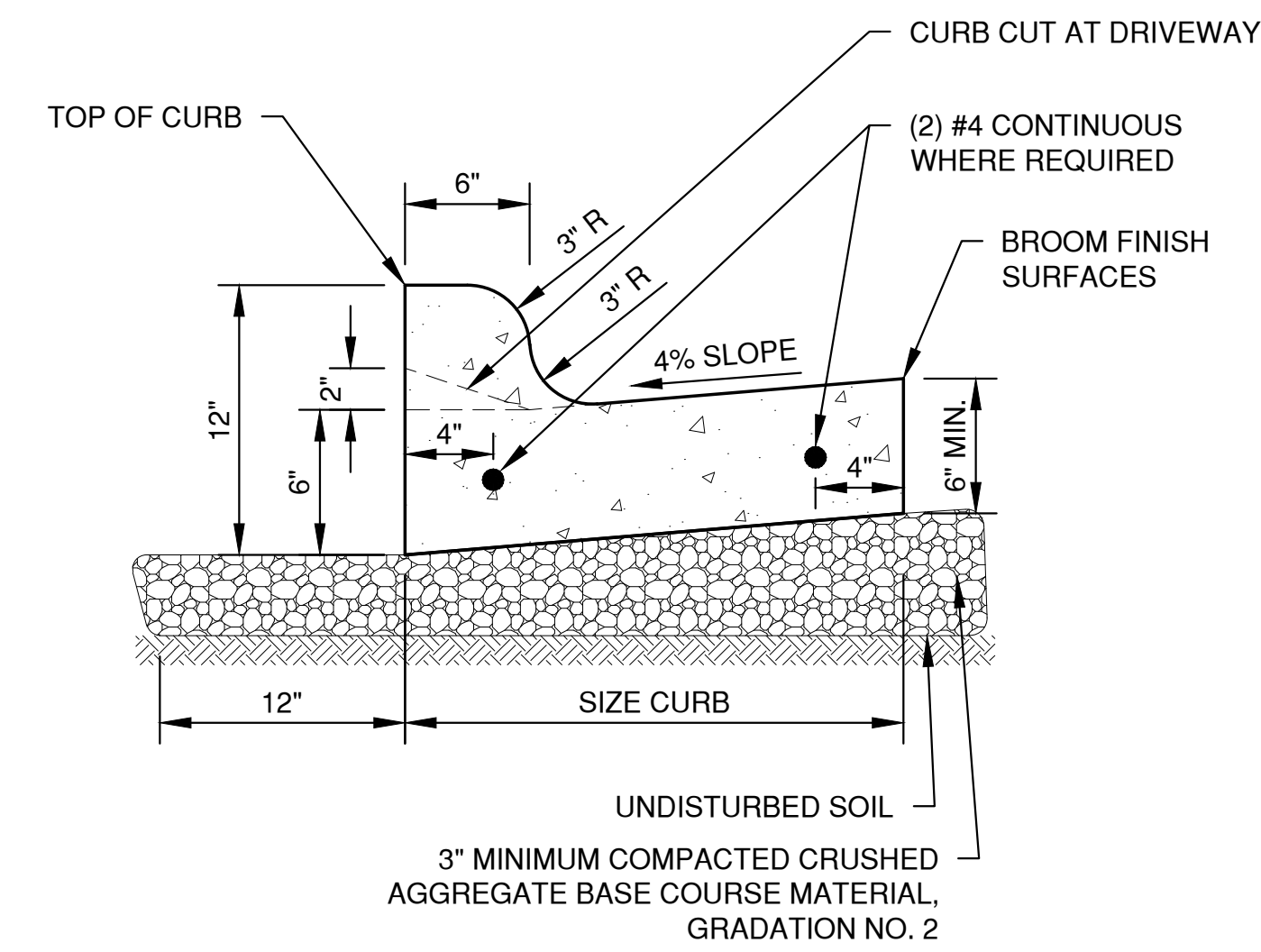
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CONCRETE PAVEMENT

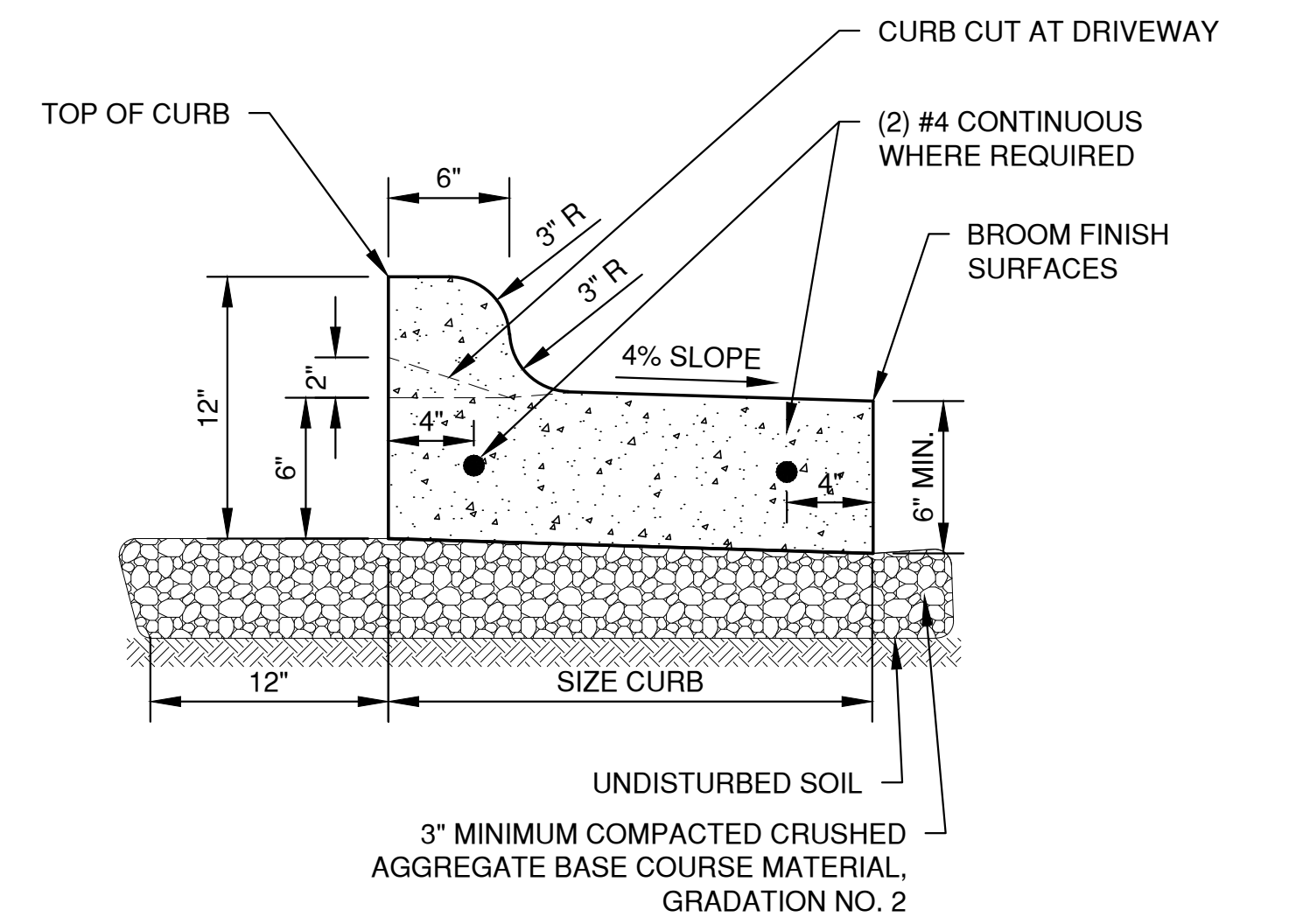


LIGHT DUTY ASPHALT PAVEMENT



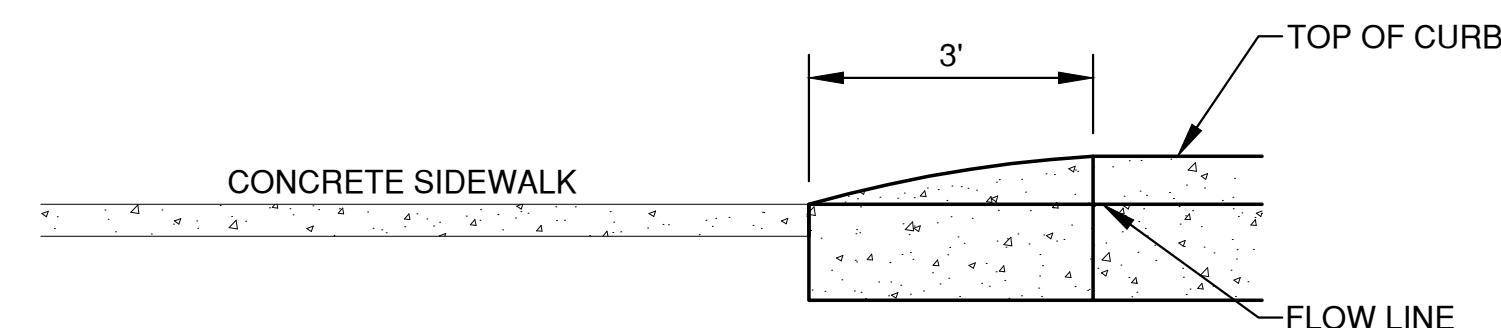
STANDARD CURB AND GUTTER

- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

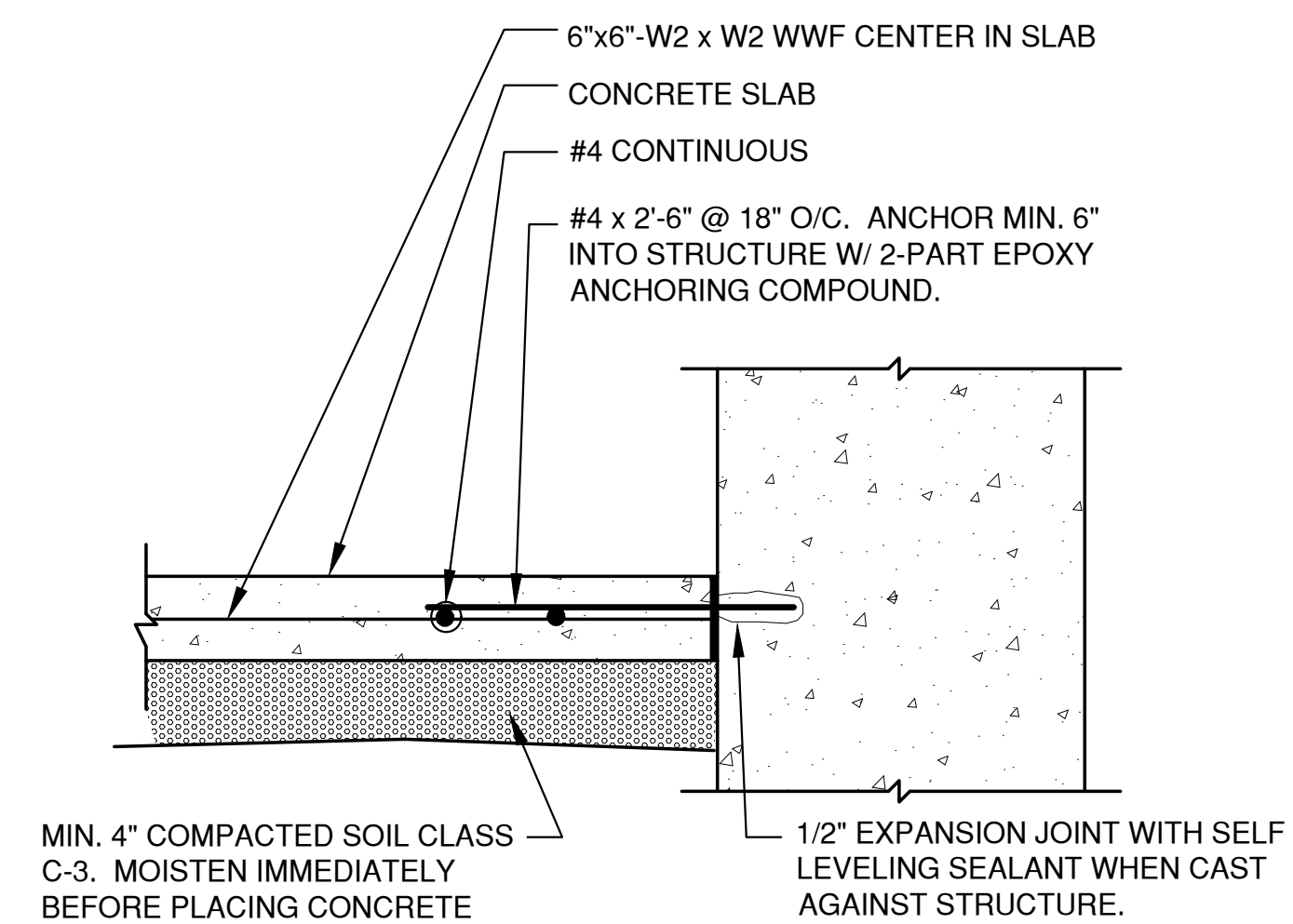


SHEDDING CURB AND GUTTER

- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.



CURB TAPER DETAIL



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

LAYOUT: DETAILS (3) FILE: P:\3000\5925\5925004\45\5925004DET.dwg PLOT DATE: Dec 23, 2024 7:33am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	12/23/24	BDR	BID SET					KDC
								CHECKED
								DESIGNED
								JGS

OSMS SITE DEVELOPMENT
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE	07/2024
FILE	5925004DET
JOB NO.	5925004

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INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

**INSTALLATION NOTES:
TYPE "B" AND "C"**

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

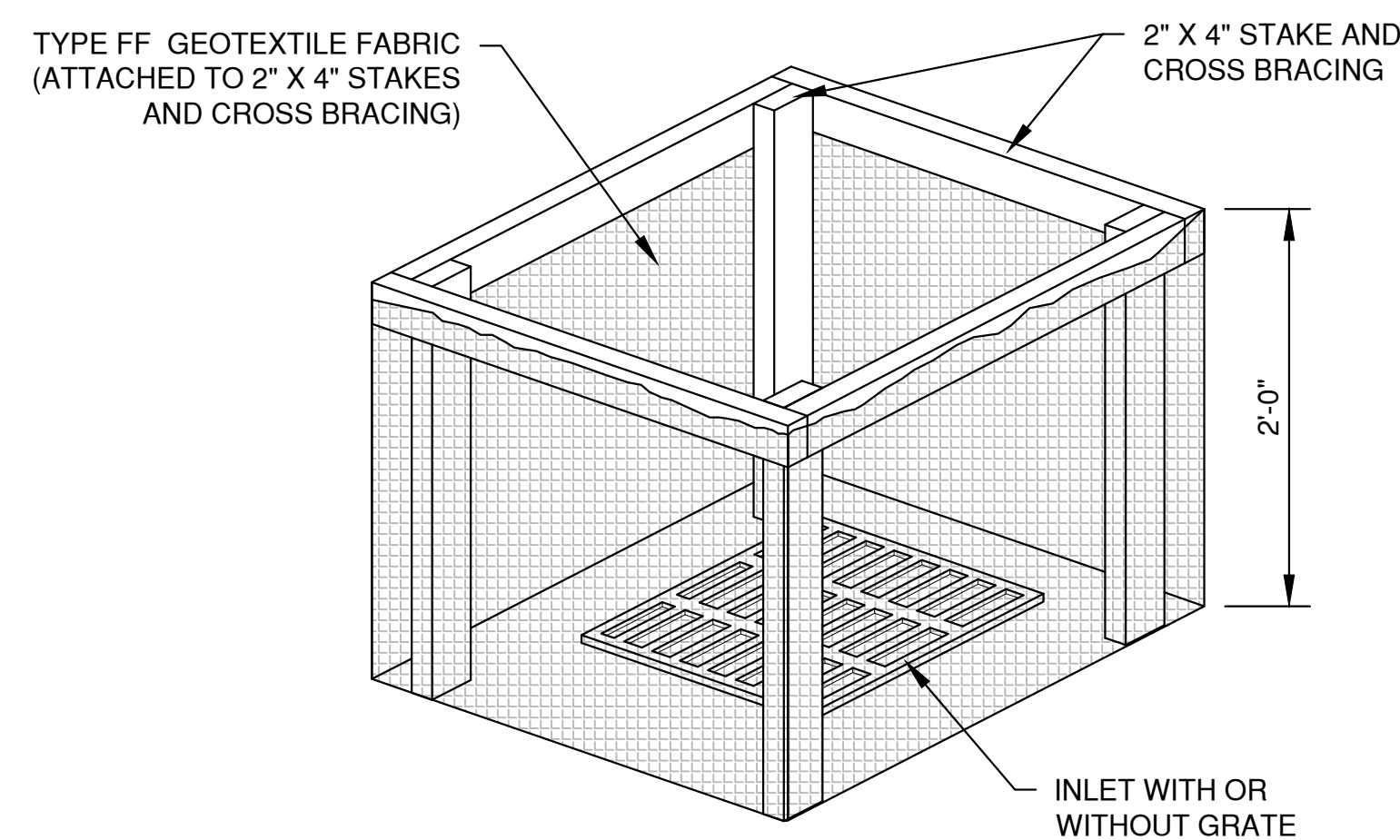
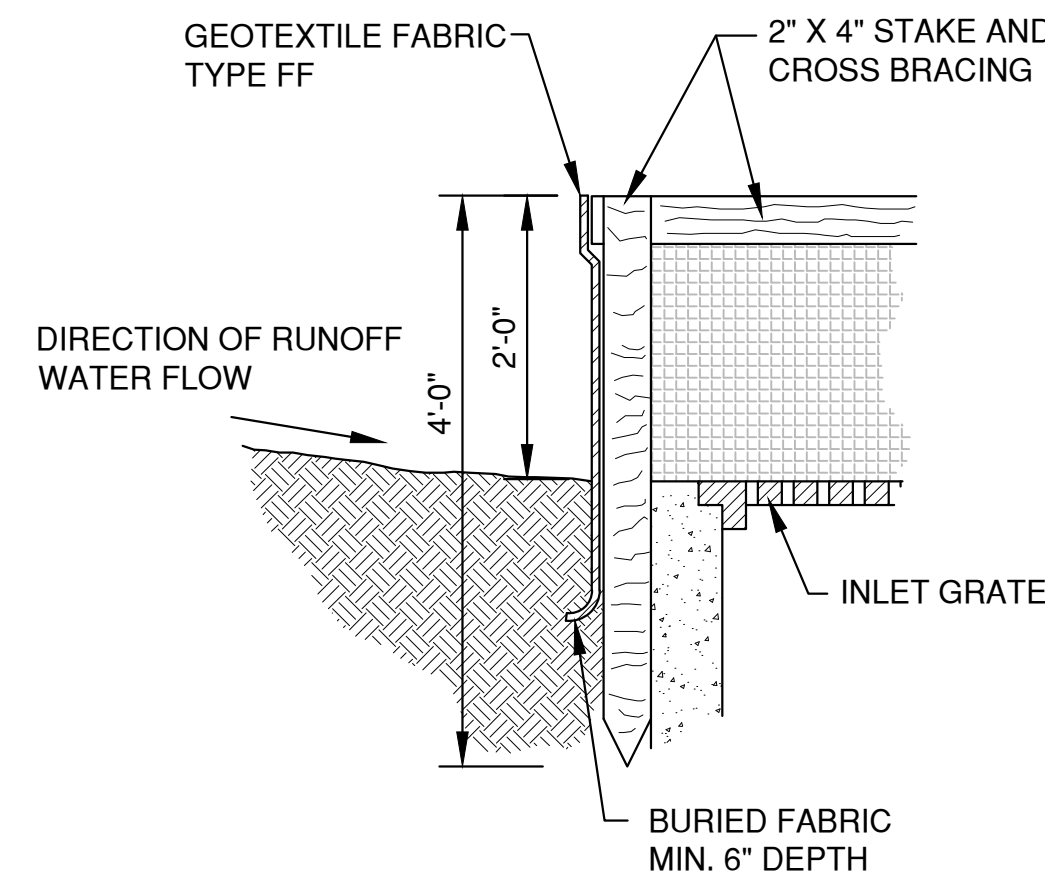
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

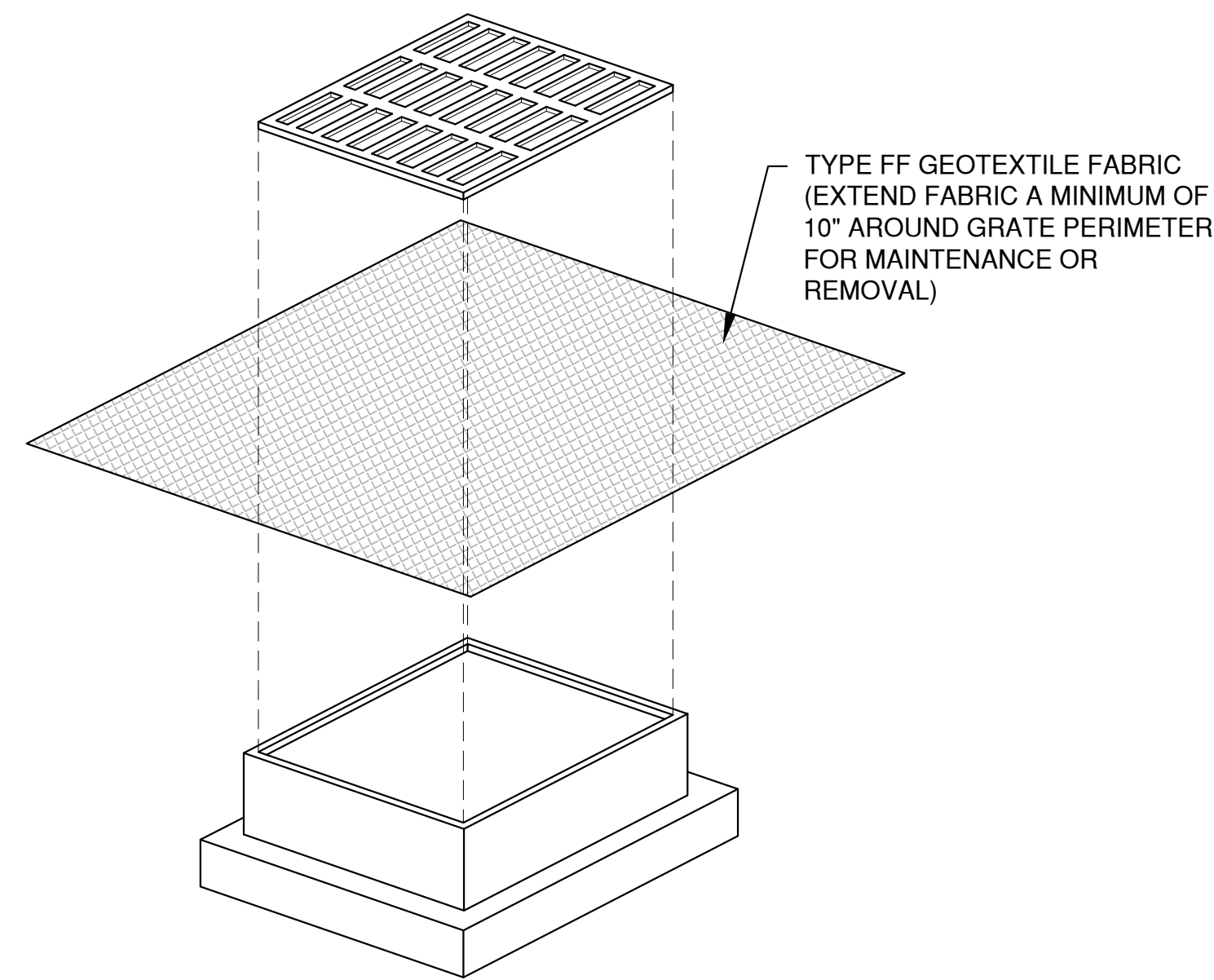
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

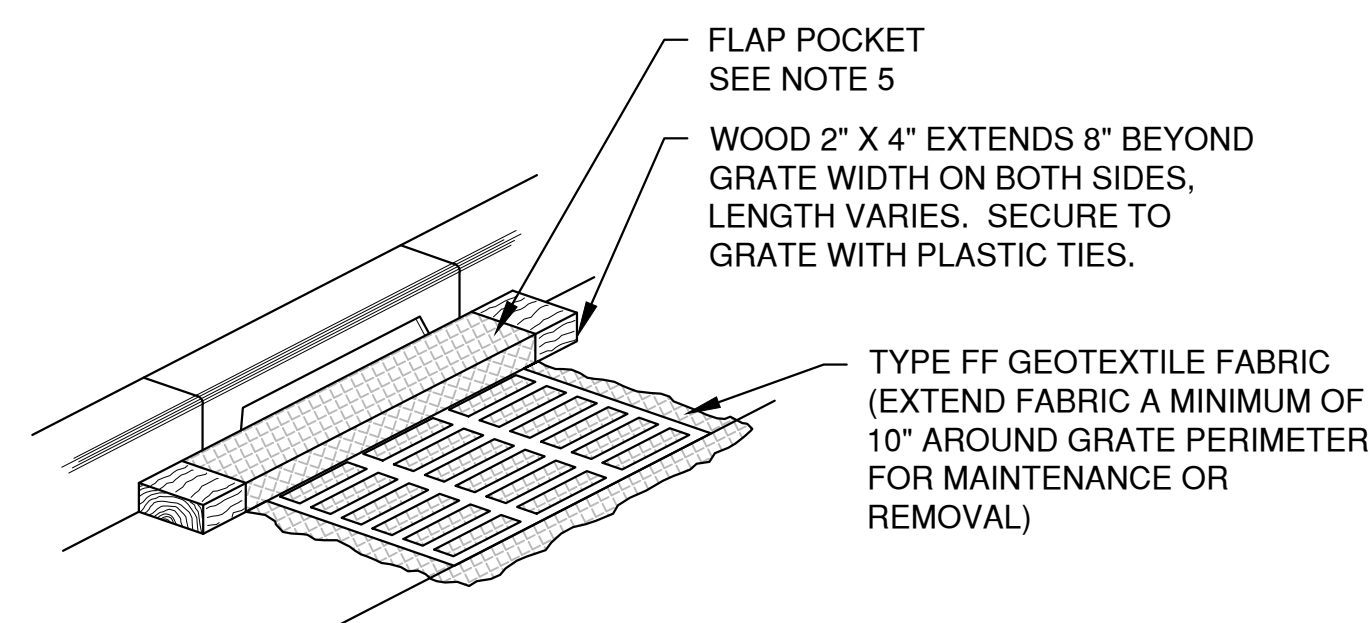
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



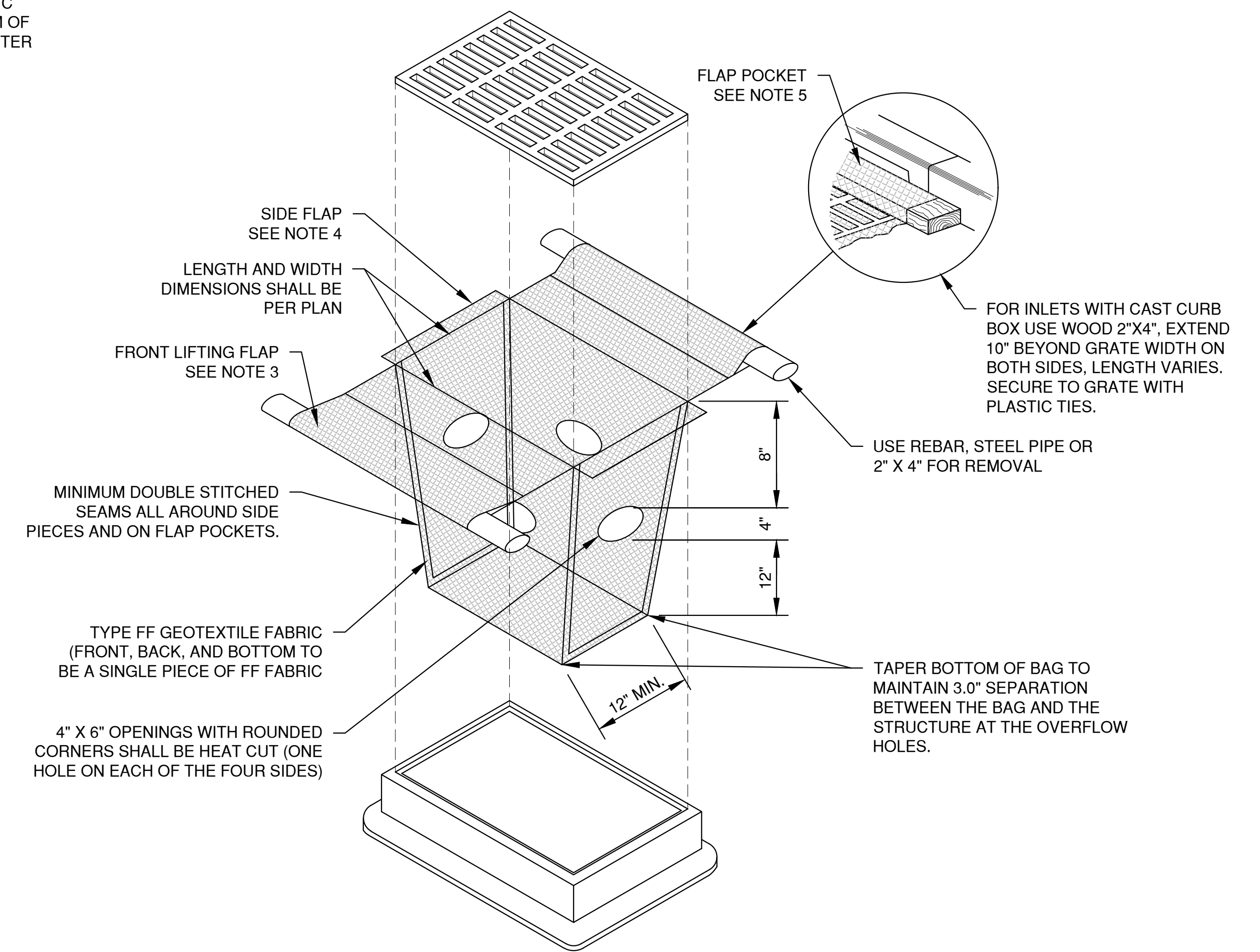
INLET PROTECTION, TYPE A



**INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)**



**INLET PROTECTION, TYPE C
(WITH CURB BOX)**



**INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)**

FILE: P:\3000\3005\5025004\451502504EC.dwg PLOT DATE: Dec 23, 2024 4:17:30pm LAYOUT: I_INLET_PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	12/23/24	BDR	BID SET					KDC
								CHECKED
								DESIGNED
								JGS

OSMS SITE DEVELOPMENT
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE	07/20/24
FILE	5925004EC
JOB NO.	5925004

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NOTES:

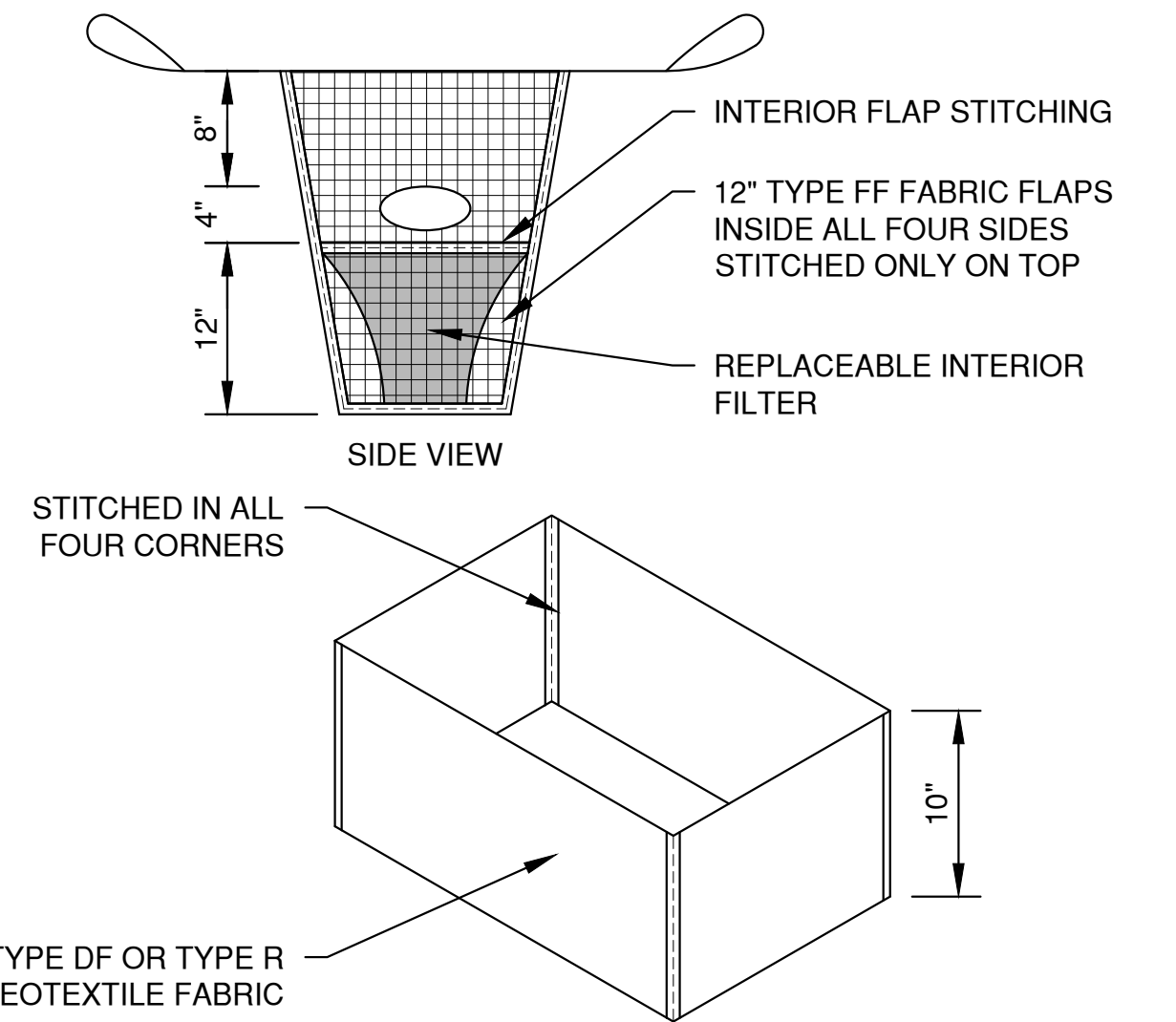
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

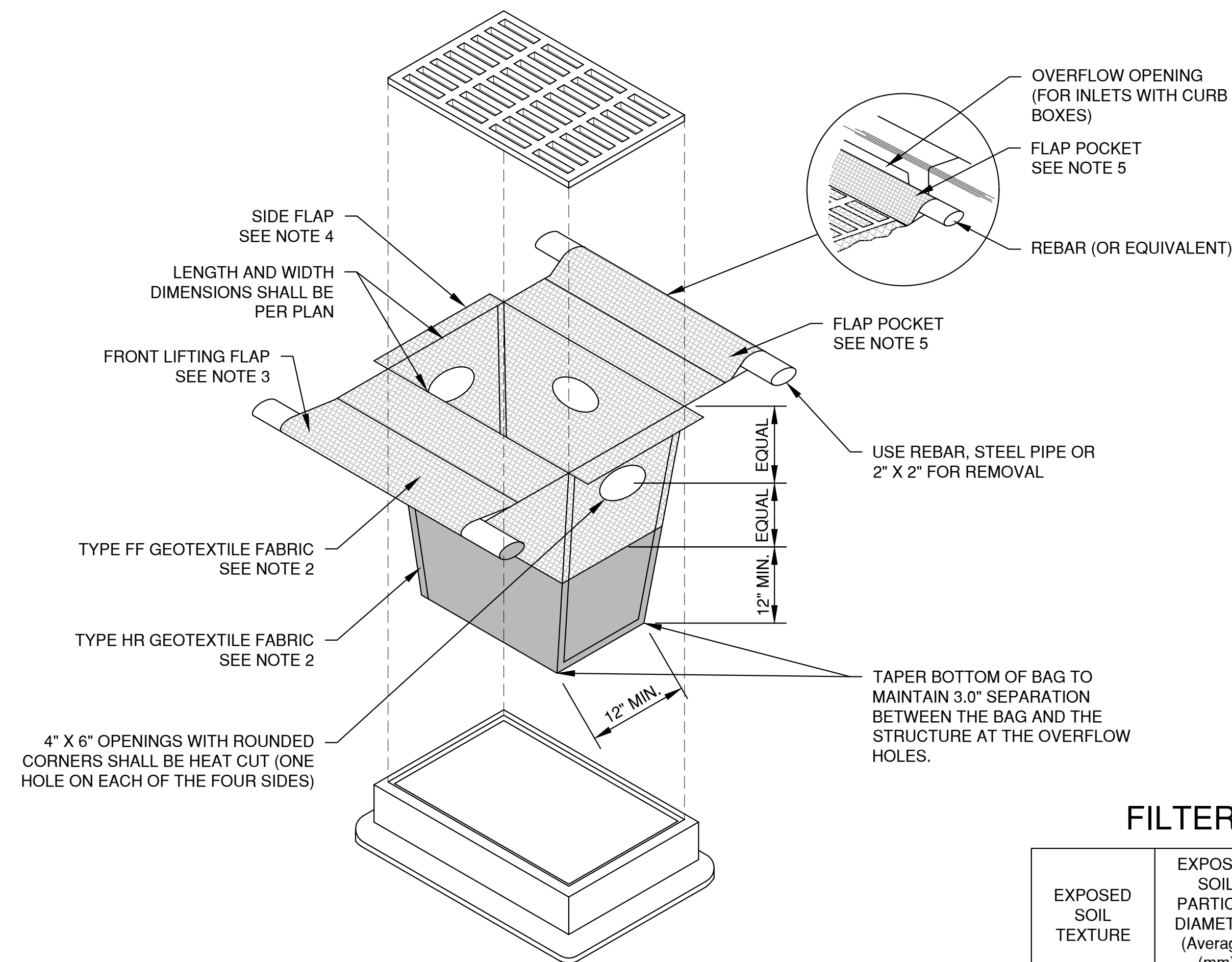
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

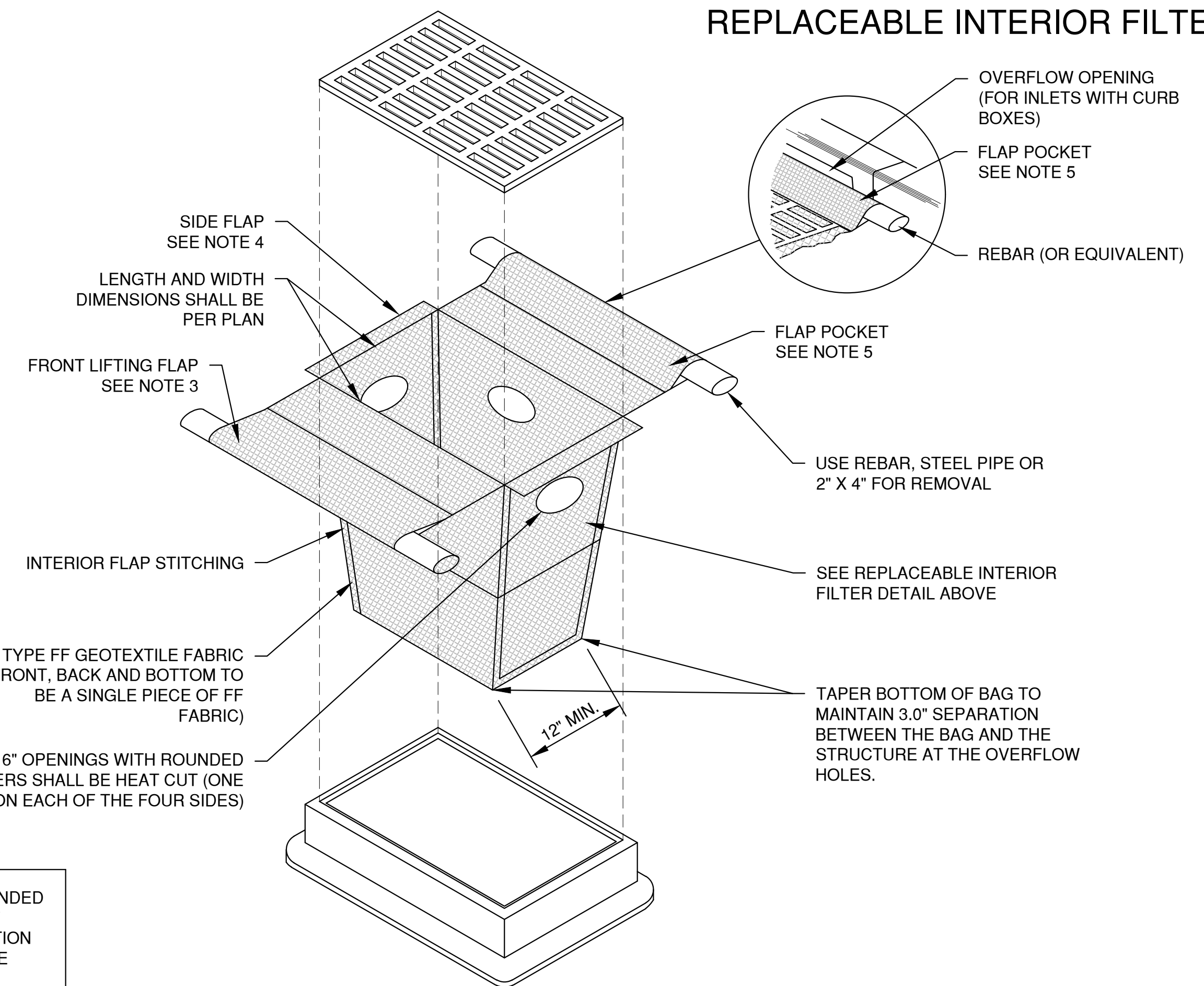
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥ 0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

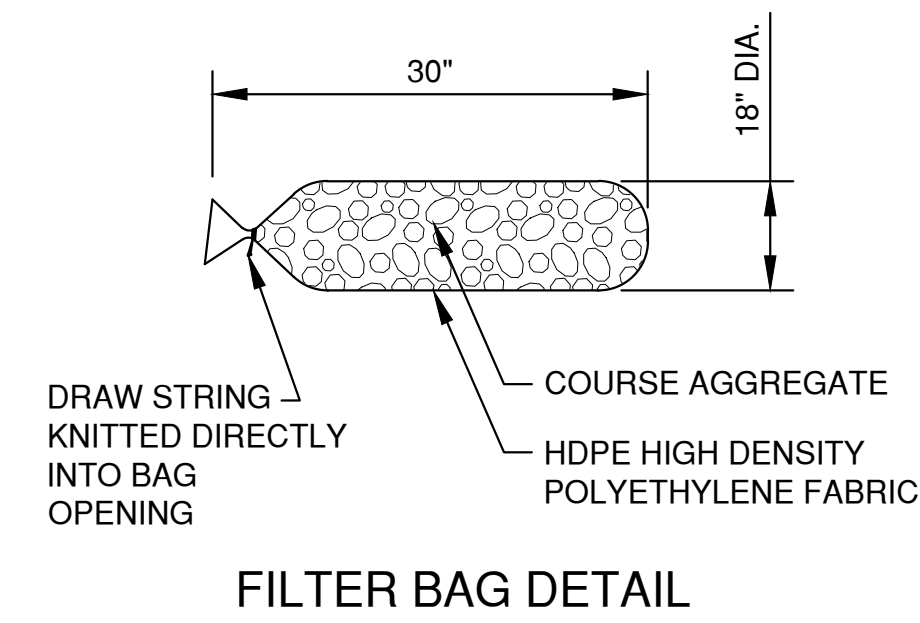
LAYOUT: 2 - INLET PROTECTION File: P:\31001\31001\31001.dwg 5/25/2024 10:23:04 AM

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	12/23/24	BDR	BID SET					KDC
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								JGS

OSMS SITE DEVELOPMENT
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE	07/20/24
FILE	5925004EC
JOB NO.	5925004

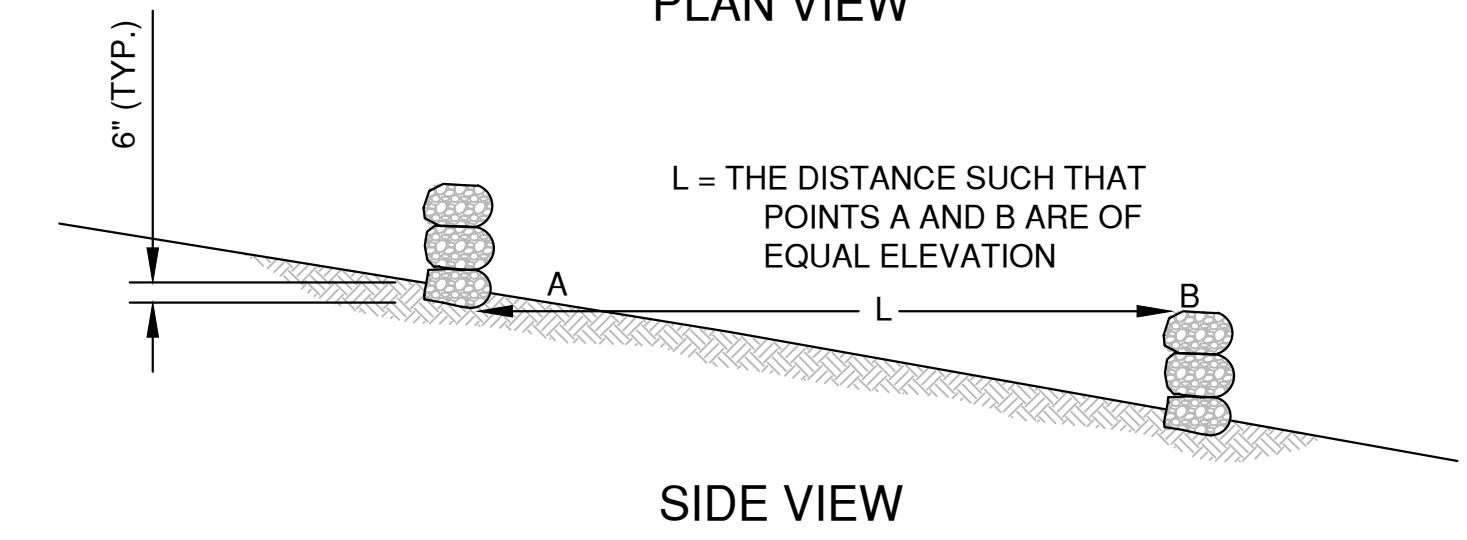
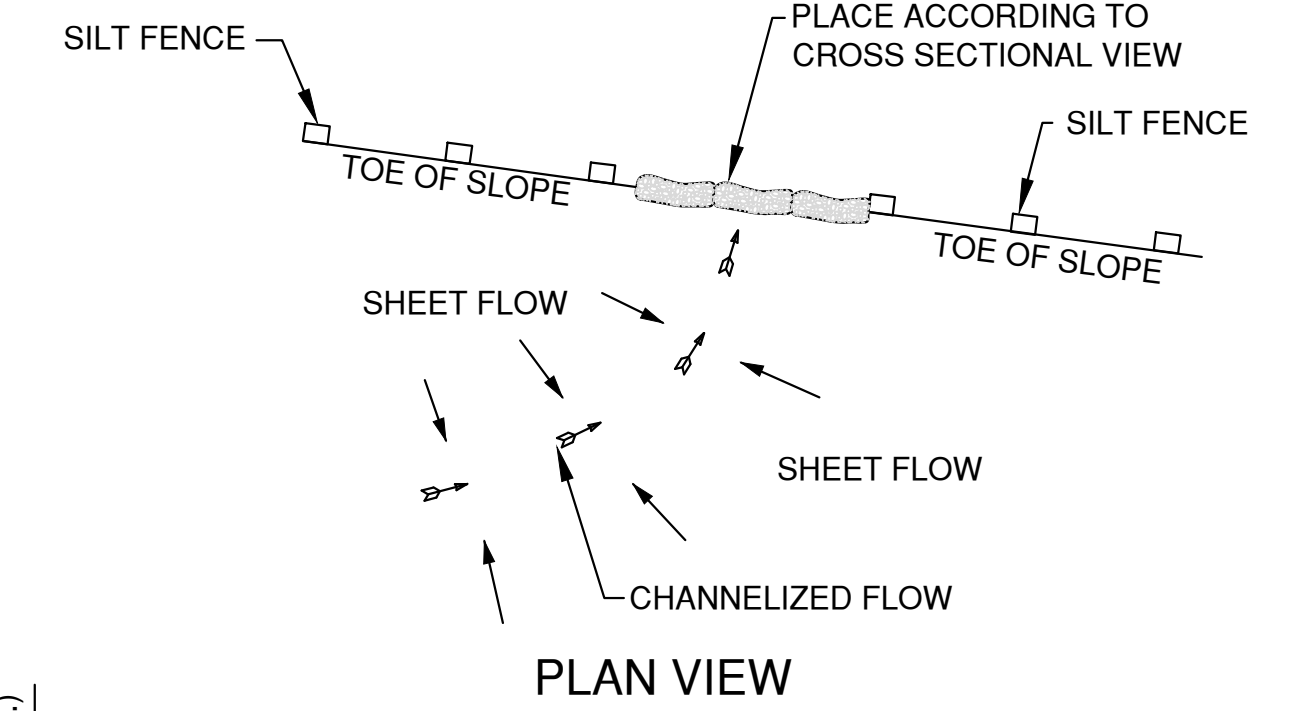
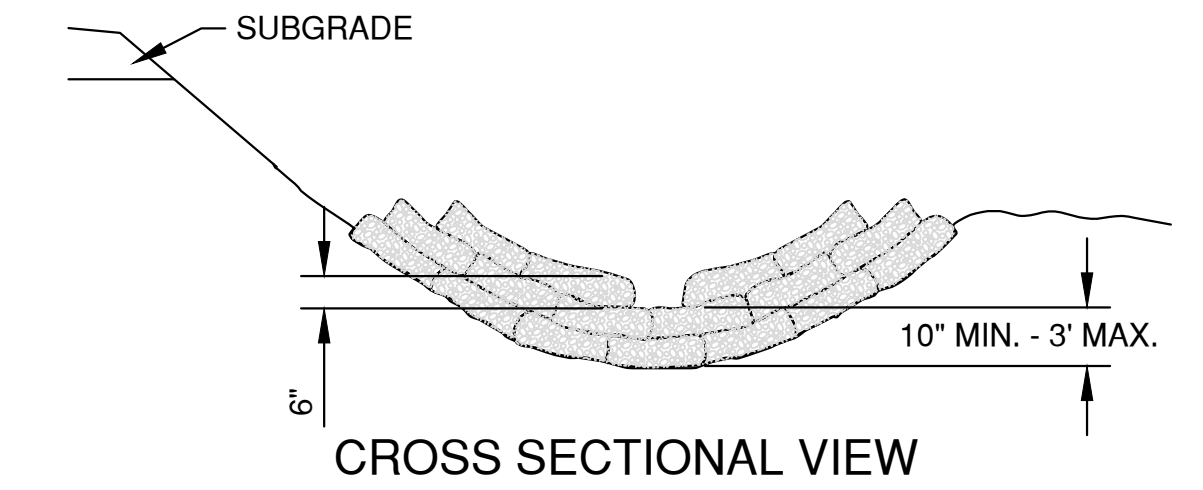


NOTES:

- 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
 HDPE HIGH DENSITY POLYETHYLENE
 HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
 80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
 ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO.
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

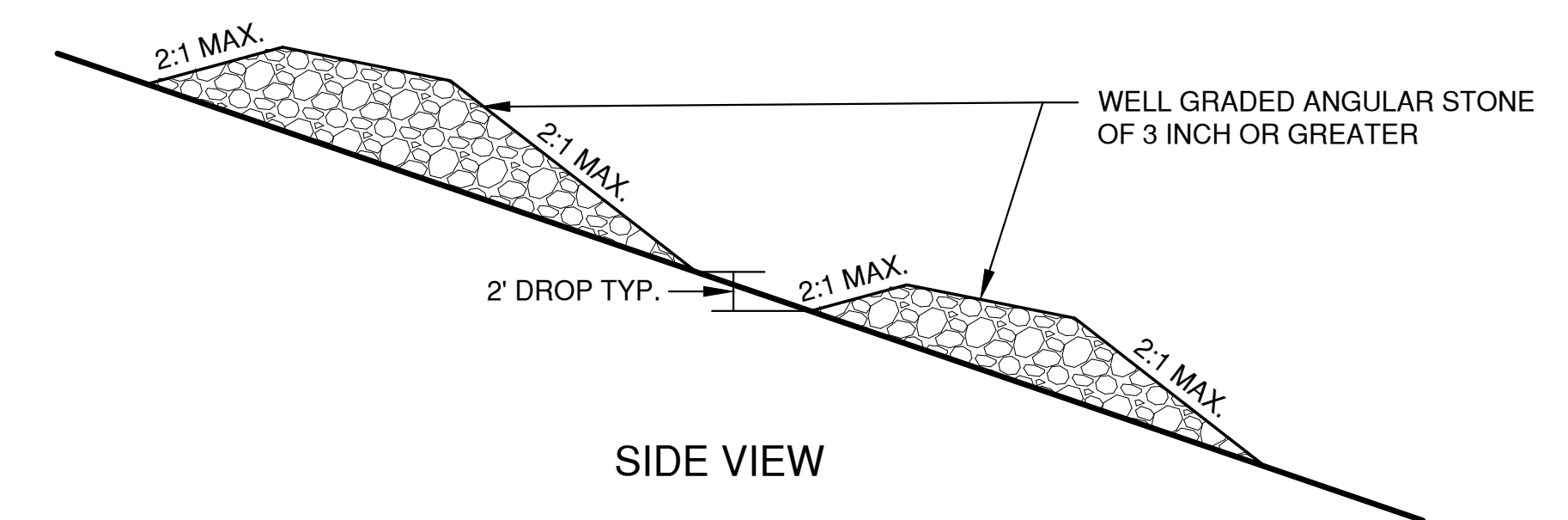
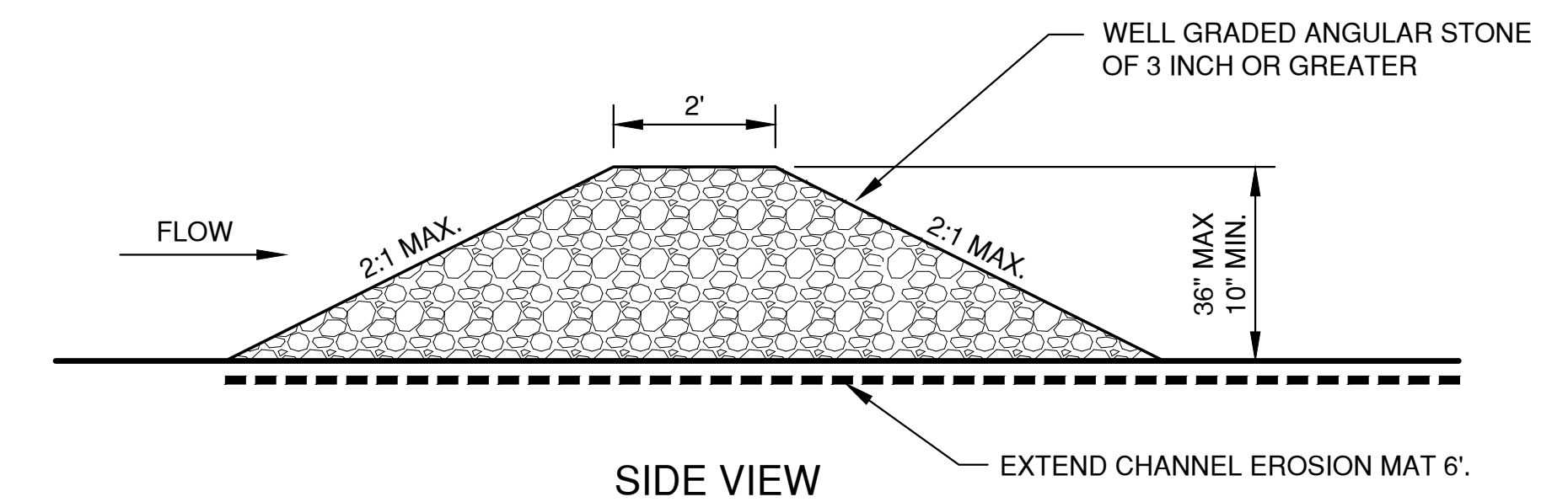


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS

DITCH CHECK GENERAL NOTES:

- DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
- DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



TEMPORARY DITCH CHECK USING STONE

File: P:\3000\3000\5000\5000\445\5000\445.dwg
 Plot Date: Dec 23, 2024 7:20am
 LAYOUT: 3. DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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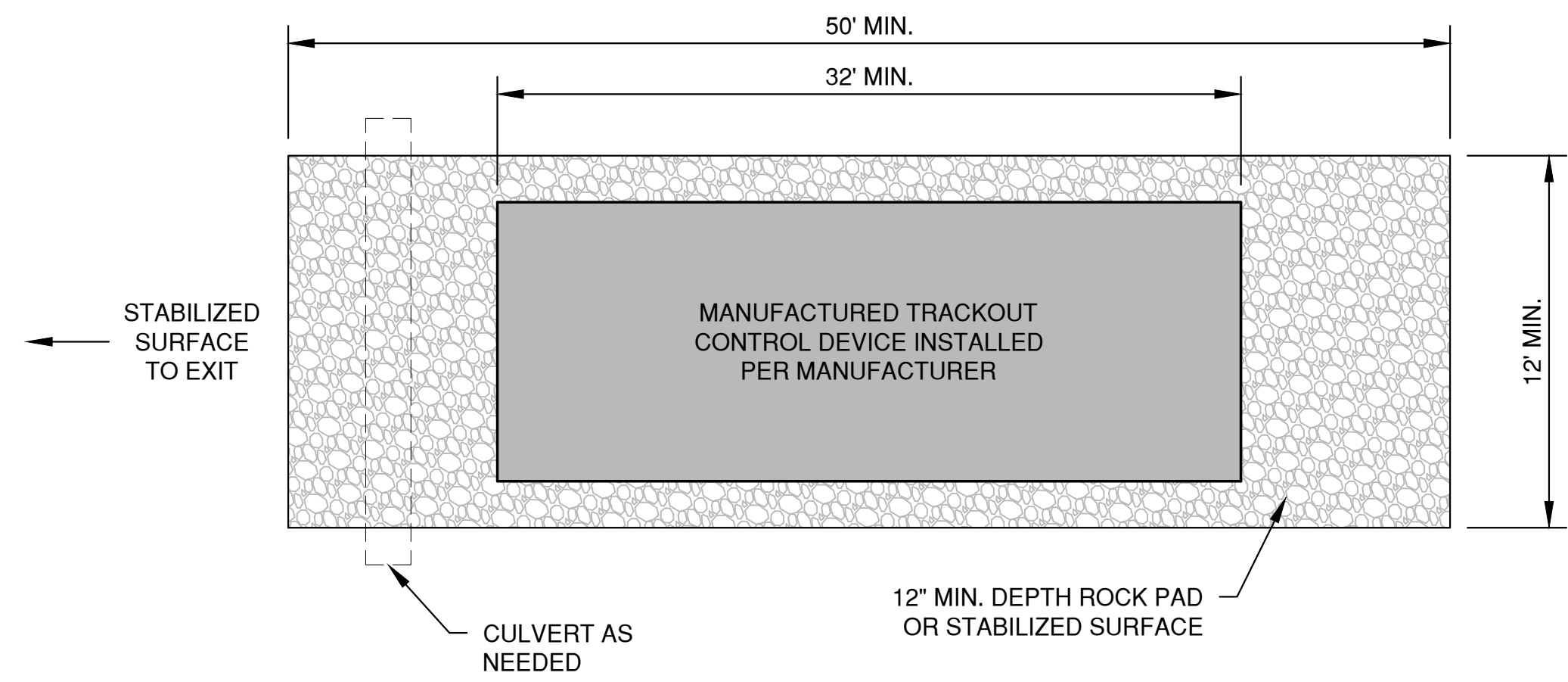
OSMS SITE DEVELOPMENT
 FOR OSMS
 TOWN OF ALGOMA
 WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
 DITCH CHECK DETAILS

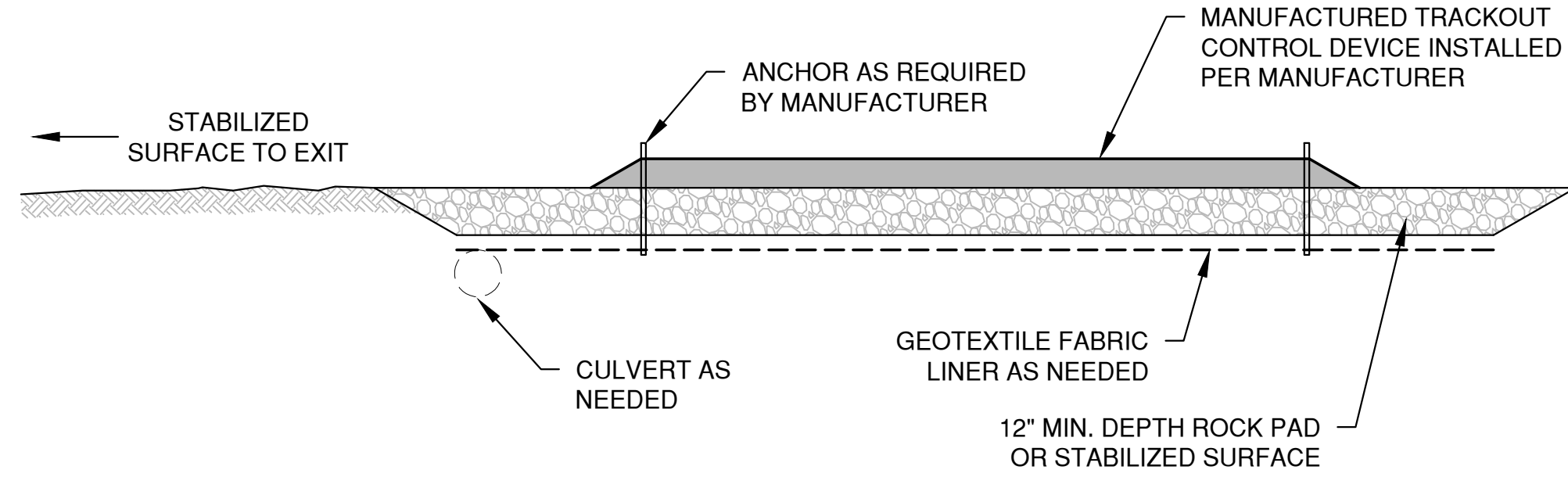
DATE	07/20/24
FILE	5925004EC
JOB NO.	5925004

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* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

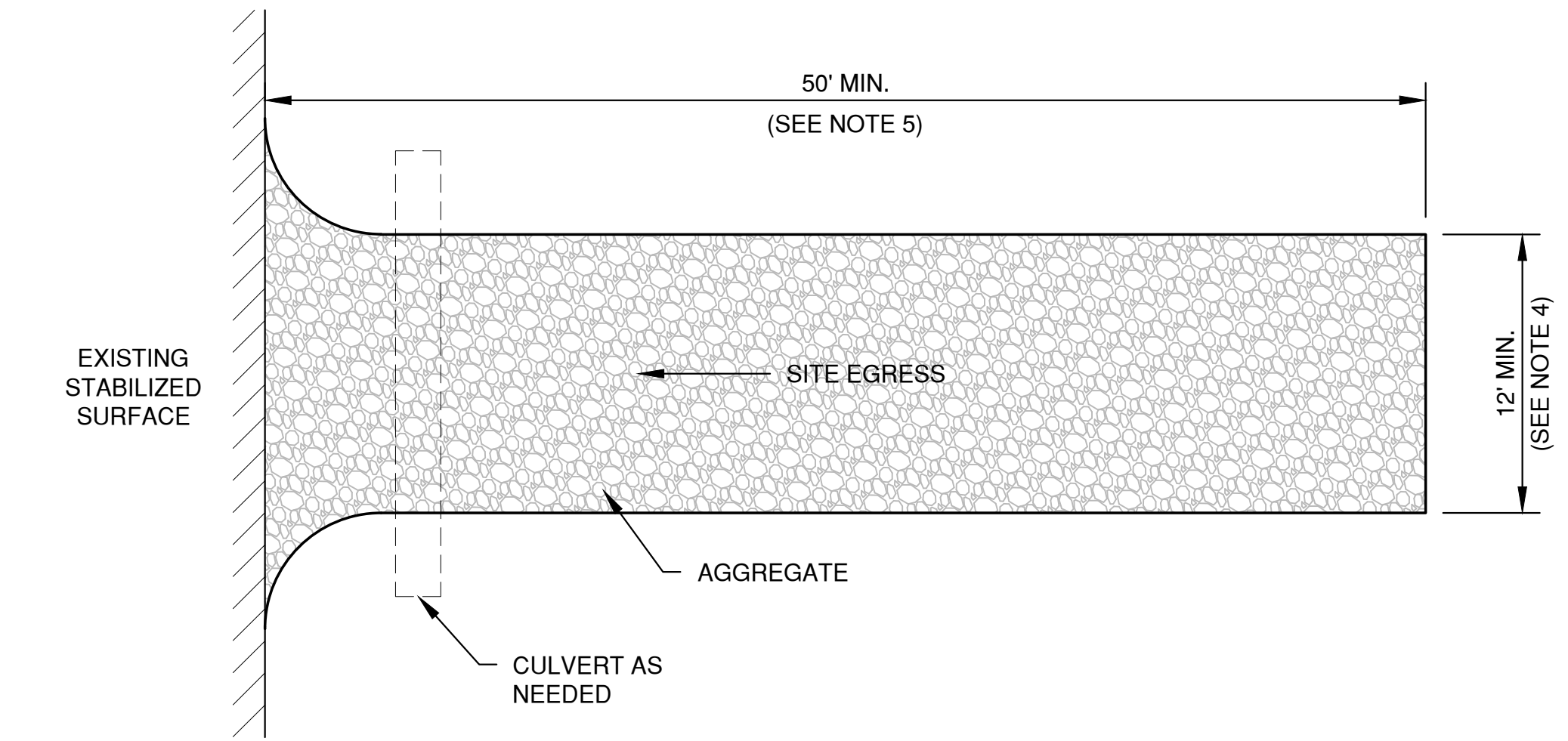


SECTION VIEW

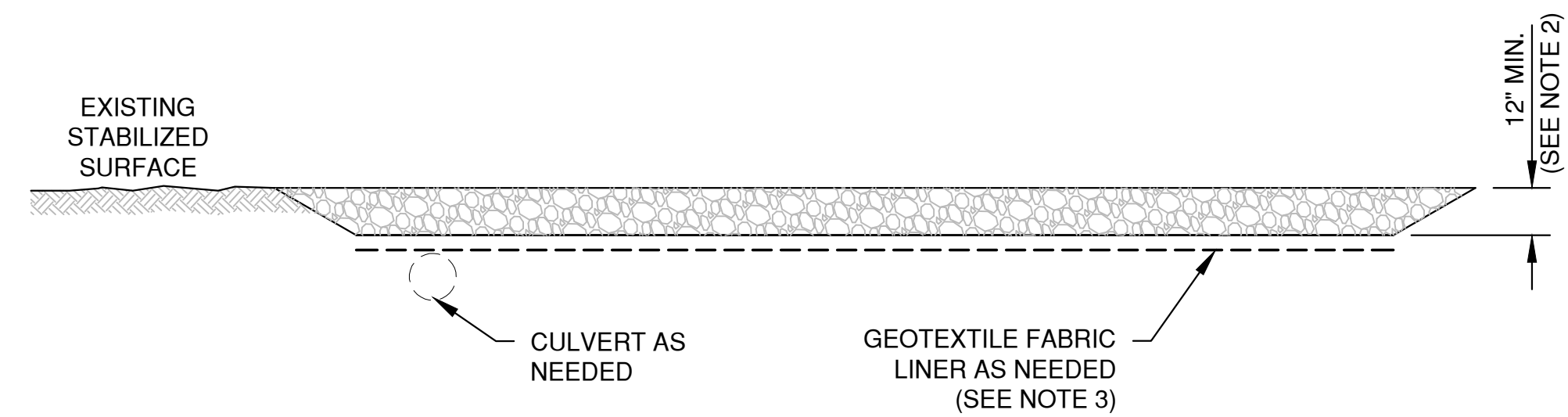
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: P:\31001\31001\31001.dwg Plot Date: Dec 23, 2024 7:21:00am LAYOUT: 5_TRACKOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	12/23/24	BDR	BID SET					KDC
								CHECKED
								DESIGNED
								JGS

OSMS SITE DEVELOPMENT
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

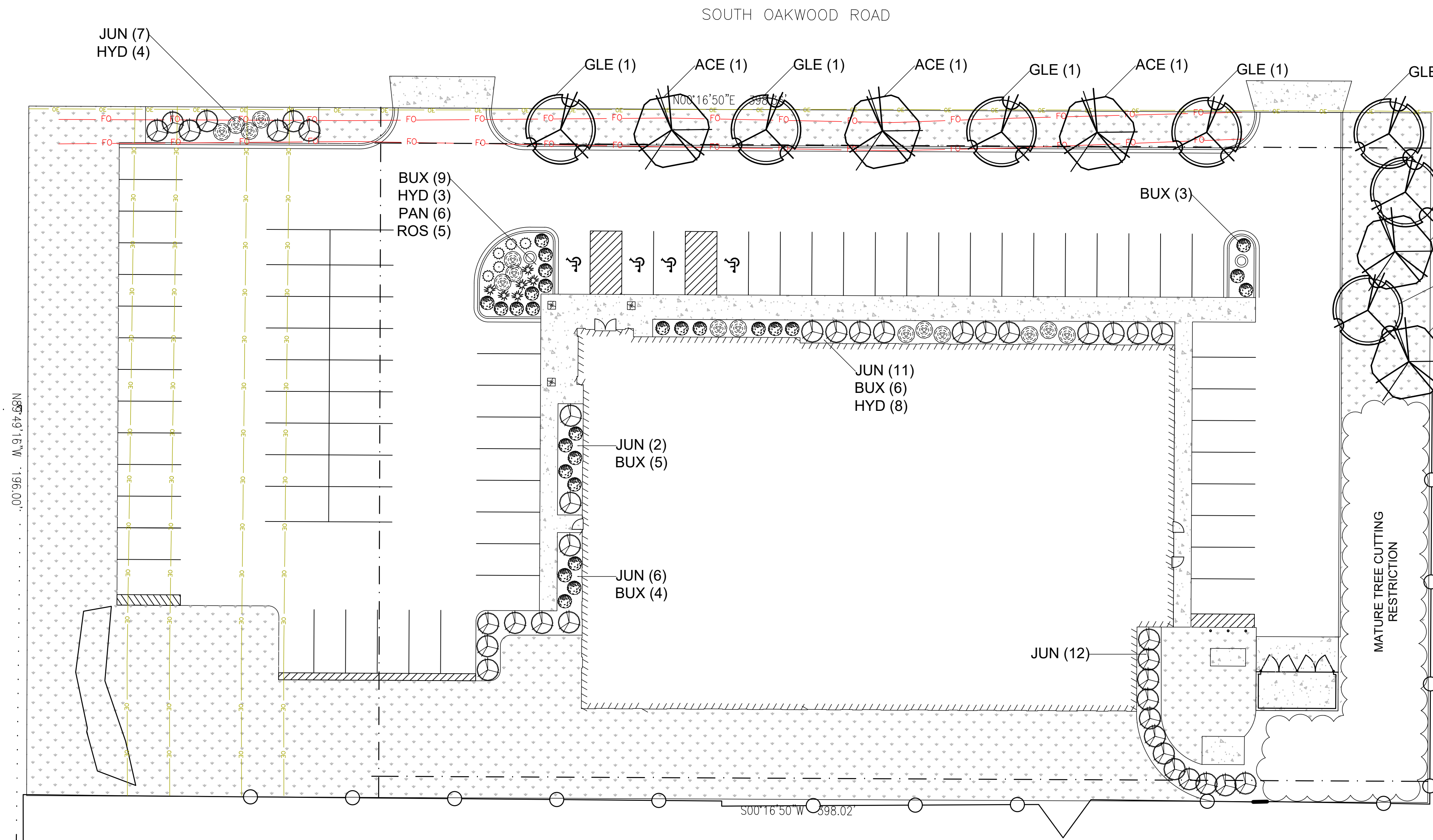
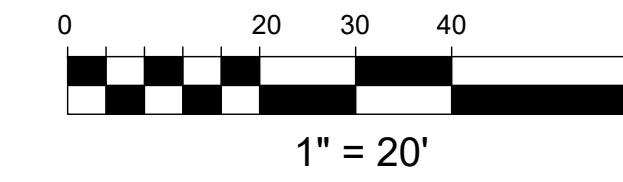
DATE	07/20/24
FILE	5925004EC
JOB NO.	5925004



LANDSCAPE PLAN



Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, MO 63366
636-946-1313
info@elevate-outdoor.com
www.elevate-outdoor.com



LANDSCAPE INSTALLATION NOTES:

GENERAL:

- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
- Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
- All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
- Quantities of material shown on plan take precedence over the specification list or legend.
- If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

PLANTING:

- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
- All plant tags should be removed from material by landscape contractor.
- All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
- Edge all beds with a spade cut edge unless otherwise noted.
- All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
- All wire baskets and stakes should be removed during planting.
- Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
- All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

PLANT SCHEDULE

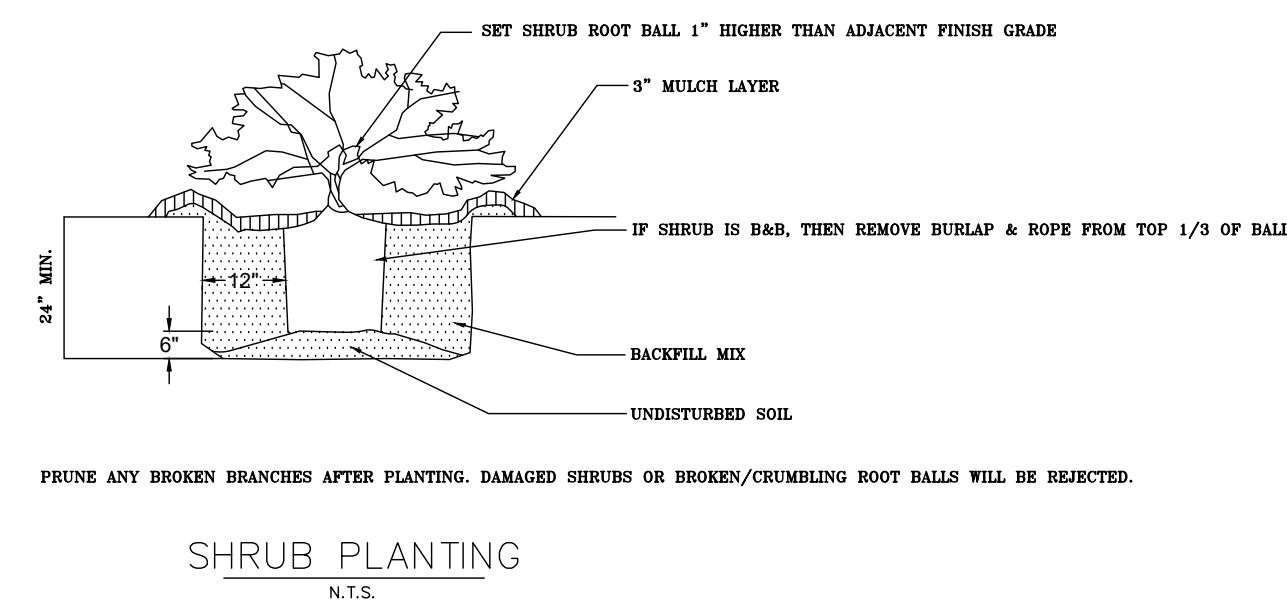
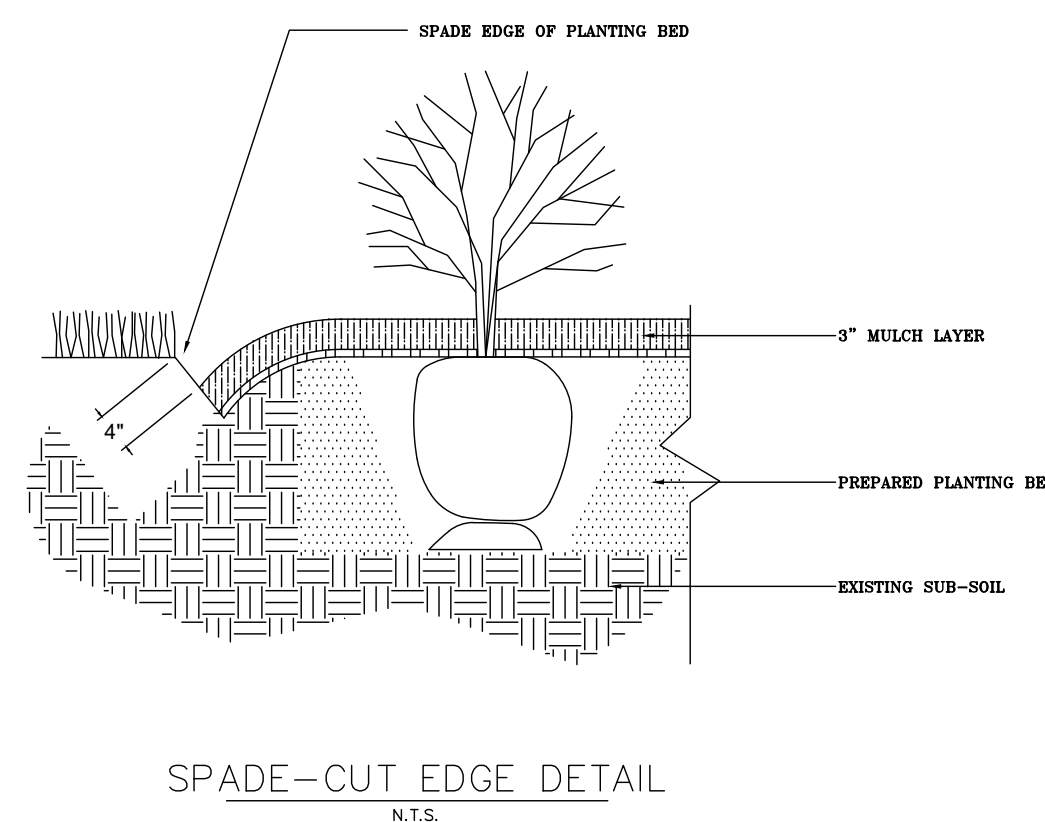
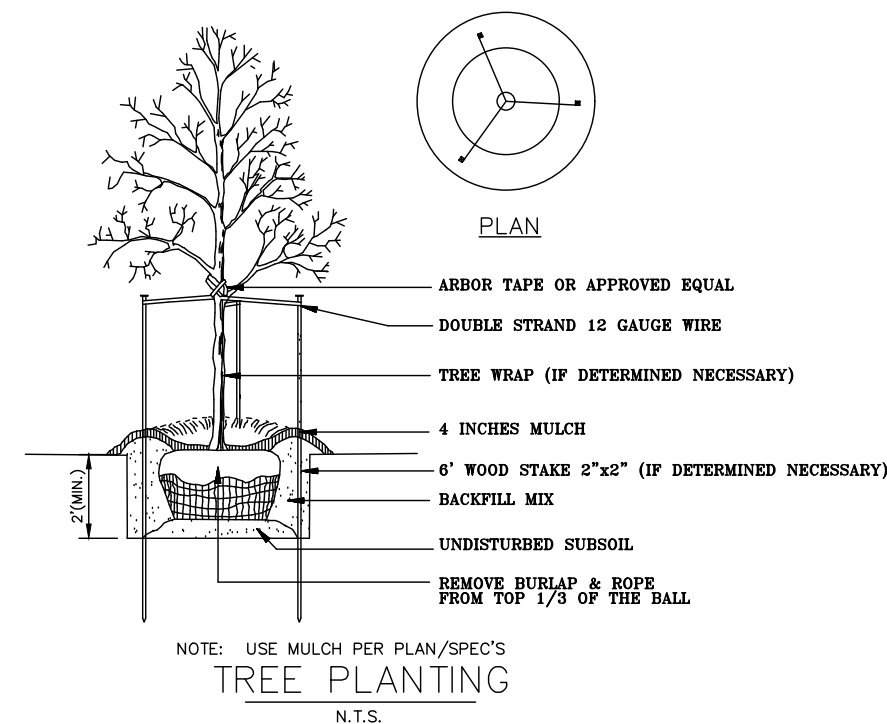
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	5	Maple 'October Glory' - <i>Acer rubrum</i> 'October Glory'	1.5"
GLE	7	Honeylocust 'Skyline' - <i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skycole'	1.5"
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	38	Juniper 'Sea Green' - <i>Juniperus x pfitzeriana</i> 'Sea Green'	24"
BUX	27	Boxwood 'Green Velvet' - <i>Buxus x 'Green Velvet'</i>	24"
HYD	15	Hydrangea 'Limelight' - <i>Hydrangea paniculata</i>	#3
ROS	5	Rose 'Red Drift' - <i>Rosa 'Meigalpio'</i> PP #17,877	#3
PAN	6	Switch Grass 'Northwinds' - <i>Panicum virgatum</i>	#3

OSMS Site Development
South Oakwood Road
Town of Algoma, Wisconsin 54904

This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

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Drawing Completed:
12-12-2024
12-12-2024 (revised)
1-8-2025 (revised)



PLANT LEGEND:

- MAPLE 'OCTOBER GLORY'
- HONEYLOCUST 'SKYLINE'
- JUNIPER 'SEA GREEN'
- HYDRANGEA 'LIME LIGHT'
- ROSE 'RED DRIFT'
- BOXWOOD 'GREEN VELVET'
- SWITCH GRASS 'NORTHWINDS'

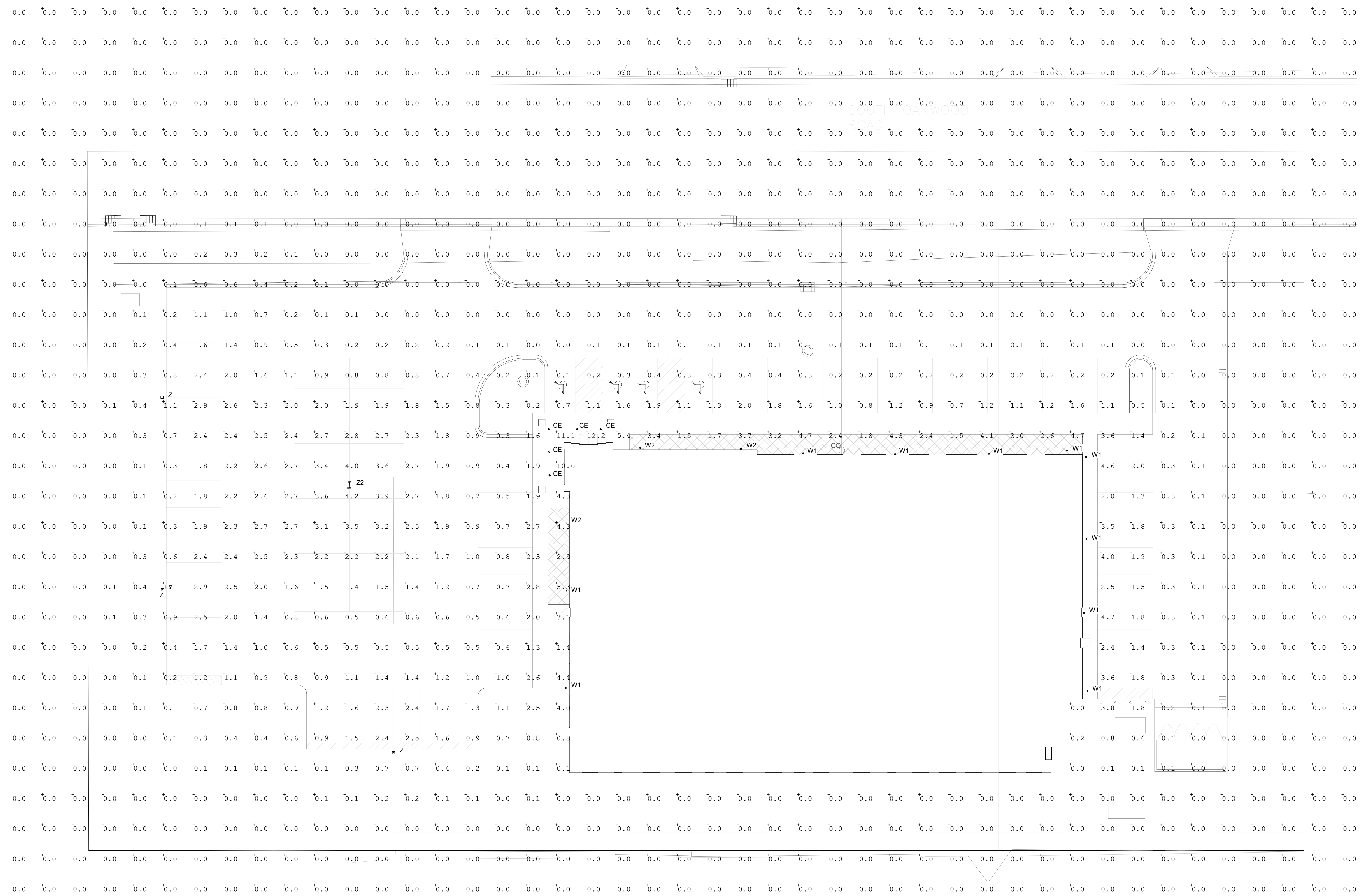
LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LANDSCAPING: A MINIMUM OF THREE TREES SHALL BE PROVIDED FOR EVERY 100 LINEAR FEET OF FRONTAGE.

- WEST FRONTAGE = 398' / 100 = 3.98 X 3 = 12 STREET TREES REQUIRED

PER EXHIBIT 9-1 A BUFFER YARD IS NOT REQUIRED FOR THIS SITE DEVELOPMENT

Landscape Plan



1 PHOTOMETRIC PLAN
 1/16" = 1'-0"

LIGHT FIXTURE SCHEDULE - PHOTOMETRICS						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTS	TYPE COMMENTS
CE	LED CAN LIGHT - EMERGENCY	LITHONIA	LDN6 35/10 L06 AR LSS TRW MVOLT GZ10	1000 LUMENS, 3500 CCT, 80 CRI	10 W	PROVIDE UL924 TRANSFER DEVICE TO OVERRIDE CONTROLS FOR EMERGENCY OPERATION.
W1	LED WALL PACK	LITHONIA	WDGE1 LED P2 30K 80CRI VF MVOLT DDBXD	1900 LUMENS, 3000 CCT, 80 CRI	15 W	MOUNT FIXTURE AT 12-0" AFG.
W2	LED WALL PACK	LITHONIA	WDGE1 LED P2 30K 80CRI VF MVOLT DDBXD	1900 LUMENS, 3000 CCT, 80 CRI	15 W	MOUNT FIXTURE AT 14-0" AFG.
Z	LED AREA LIGHT	LITHONIA	RSX1 LED P1 30K R4 MVOLT RPA HS DDBXD, POLE #RSS 20 4-SB DM19AS VD DBLXD	6500 LUMENS, 3000 CCT, 80 CRI	72 W	ONE FIXTURE AT 90 DEGREES. PROVIDE UL924 TRANSFER DEVICE TO OVERRIDE CONTROLS FOR EMERGENCY OPERATION.
Z2	LED AREA LIGHT	LITHONIA	RSX1 LED P1 30K RSS MVOLT RPA DDBXD, POLE #RSS 20 4-SB DM19AS VD DBLXD	6800 LUMENS, 3000 CCT, 80 CRI	72 W	TWO FIXTURES AT 180 DEGREES. PROVIDE UL924 TRANSFER DEVICE TO OVERRIDE CONTROLS FOR EMERGENCY OPERATION.



PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	PETE MOREAU 763-392-8275 PETER.MOREAU@ADSPIPE.COM
ADS SALES REP	DEREK BAKER 715-210-9088 DEREK.BAKER@ADSPIPE.COM
PROJECT NO.	



OSMS

ALGOMA, WI, USA

SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

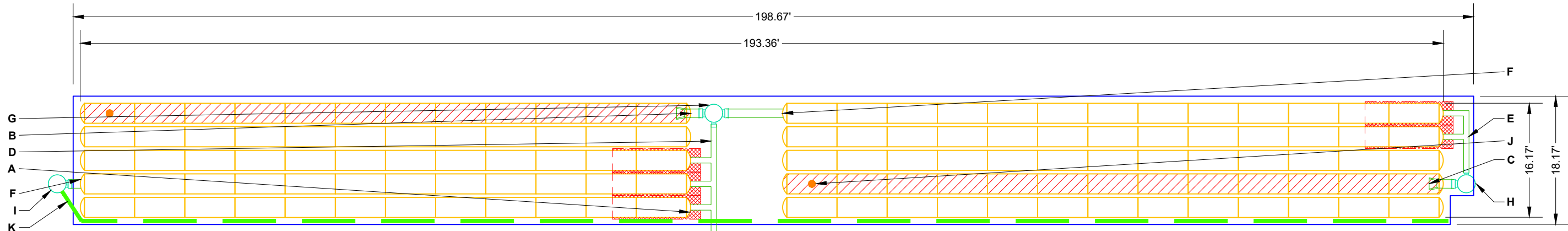
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER				
125	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	788.35	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
20	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	782.35	PRE-CORED END CAP	A	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS	3.50"	
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	781.85	PREFABRICATED EZ END CAP	B	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	781.85	FLAMP	C	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP (TYP 2 PLACES)		
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	781.85	MANIFOLD	D	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
4463	INSTALLED SYSTEM VOLUME (CF) BELOW ELEVATION 780.85 (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	780.85	MANIFOLD	E	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
		TOP OF SC-310 CHAMBER:	780.35	PIPE CONNECTION	F	12" BOTTOM CONNECTION	0.90"	
		8" x 8" TOP MANIFOLD INVERT:	779.31	NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
3596	SYSTEM AREA (SF)	12" ISOLATOR ROW PLUS INVERT:	779.10	NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		1.8 CFS IN
433.7	SYSTEM PERIMETER (ft)	12" BOTTOM CONNECTION INVERT:	779.10	NYLOPLAST (OUTLET)	I	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
615	THERMOPLASTIC LINER (SY) (20% OVERAGE)	BOTTOM OF SC-310 CHAMBER:	779.02	INSPECTION PORT	J	4" SEE DETAIL (TYP 2 PLACES)		
		UNDERDRAIN INVERT:	778.52	UNDERDRAIN	K	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
		BOTTOM OF STONE:	778.52					



OSMS
ALGOMA, WI, USA

DATE: 12/04/2024 DRAWN: PM
PROJECT #: CHECKED: N/A

StormTech®
Chamber System

1-800-821-6710 | WWW.STORMTECH.COM

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HILLIARD, OH 43026
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SHEET
2 OF 6

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NOTES

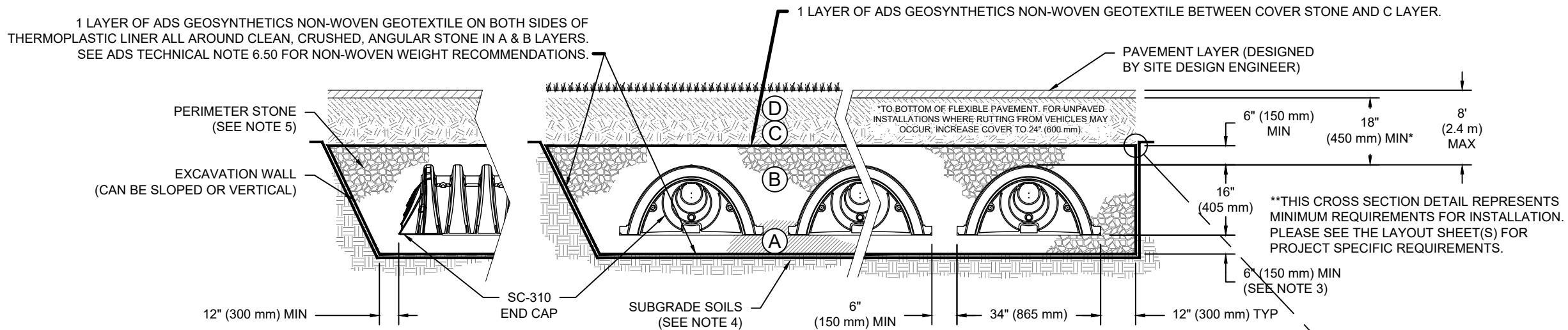
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

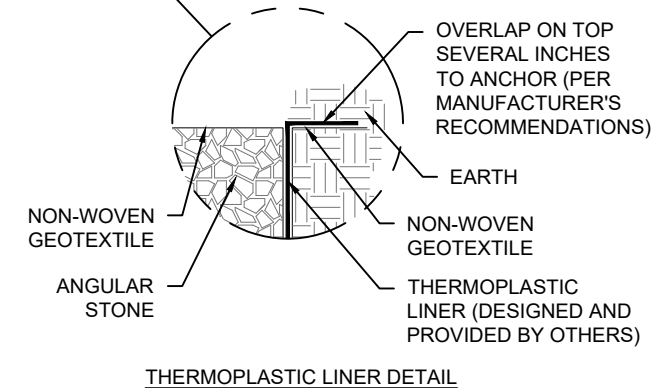
PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



OSMS

ALGOMA, WI, USA

DATE: 12/04/2024

DRAWN: PM

CHECKED: N/A

PROJECT #:

DESCRIPTION

CHK

DATE

DRW

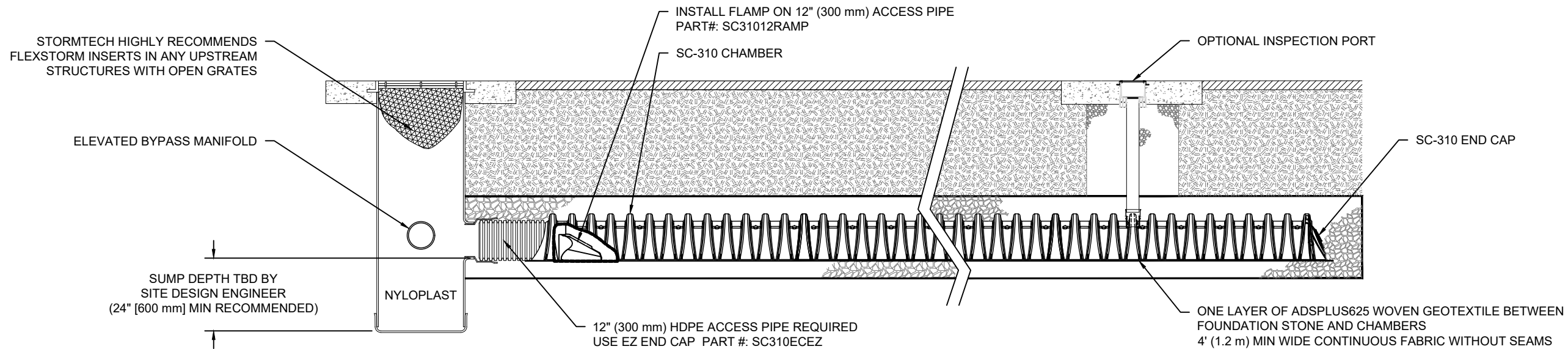
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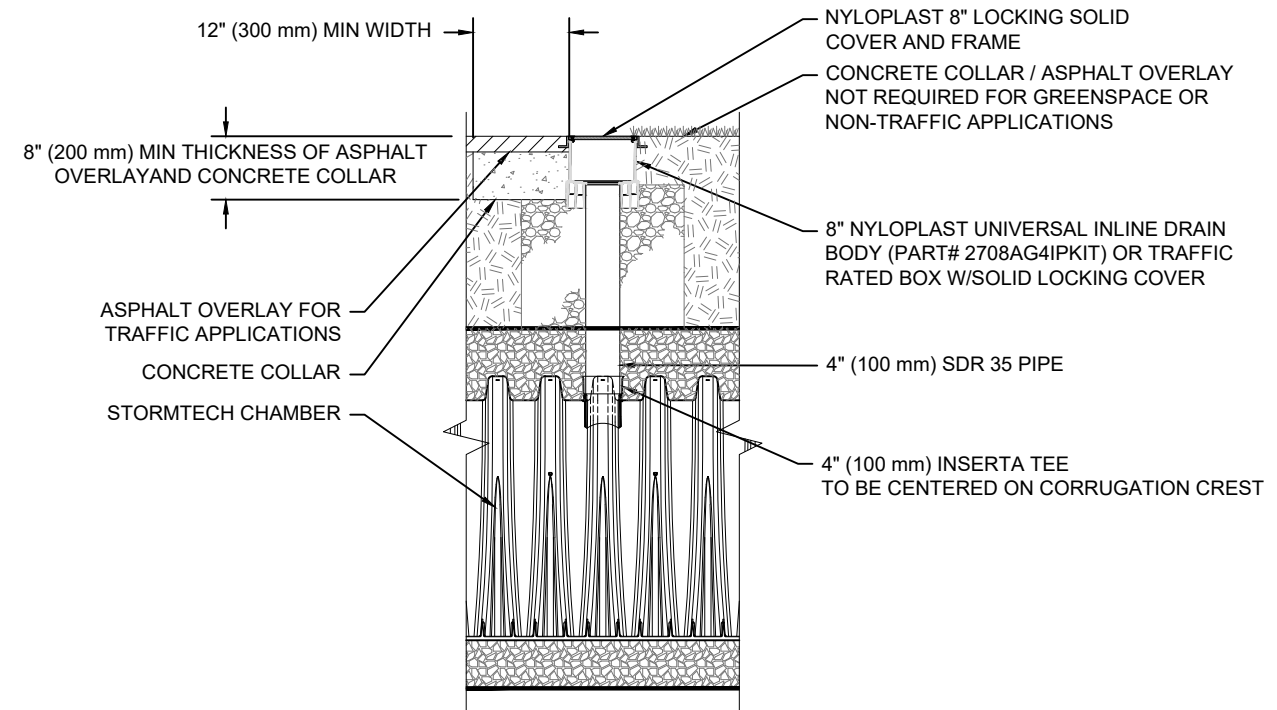
SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



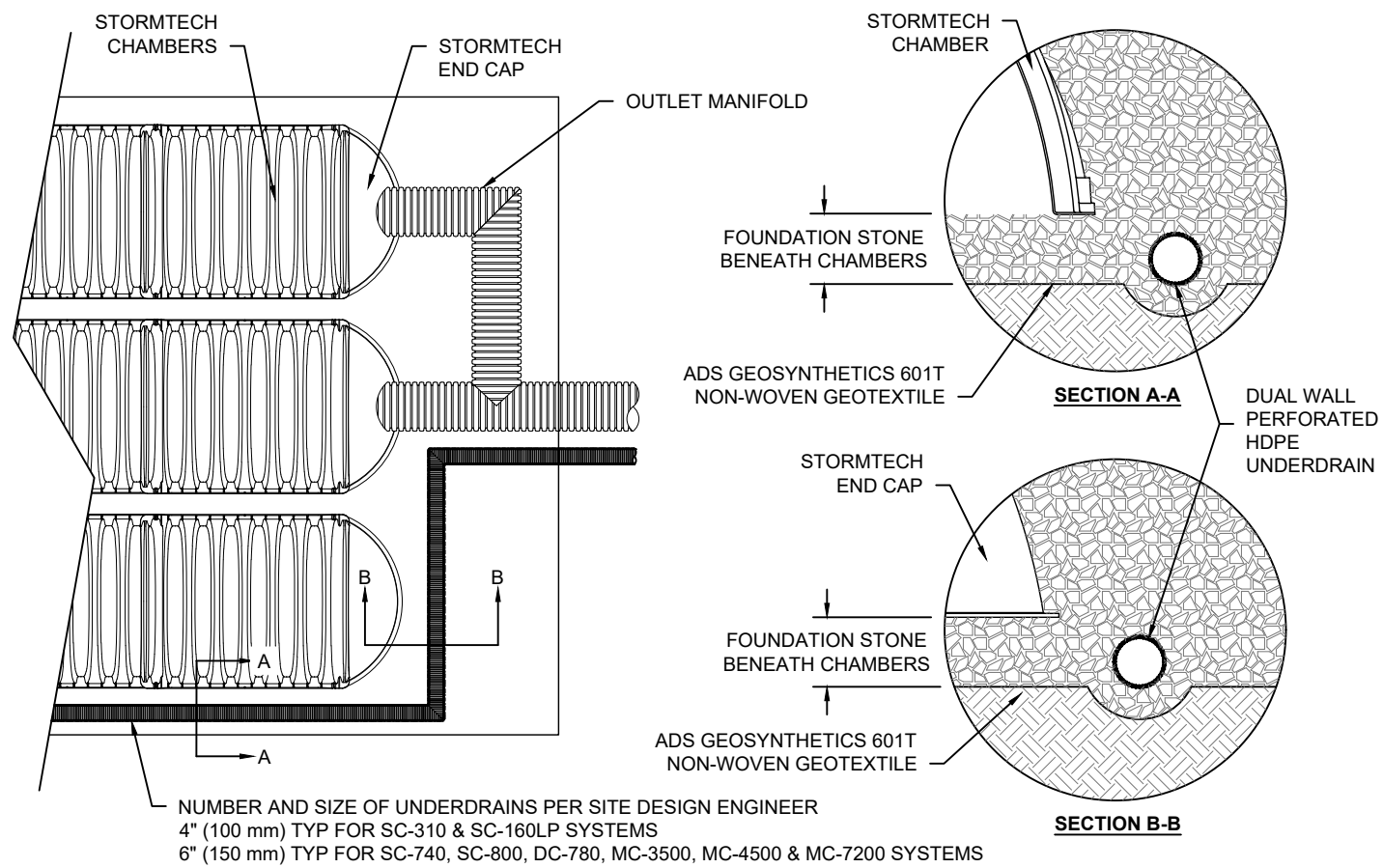
NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

OSMS	ALGOMA, WI, USA	DATE: 12/04/2024	DRAWN: PM	CHECKED: N/A
		PROJECT #:		DESCRIPTION
		DATE		CHK
		DRW		DATE
StormTech® Chamber System		1-800-821-6710 WWW.STORMTECH.COM		
4640 TRUJEMAN BLVD HILLIARD, OH 43026 1-800-733-7473	<small>THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.</small>			
ADS		SHEET 4 OF 6		

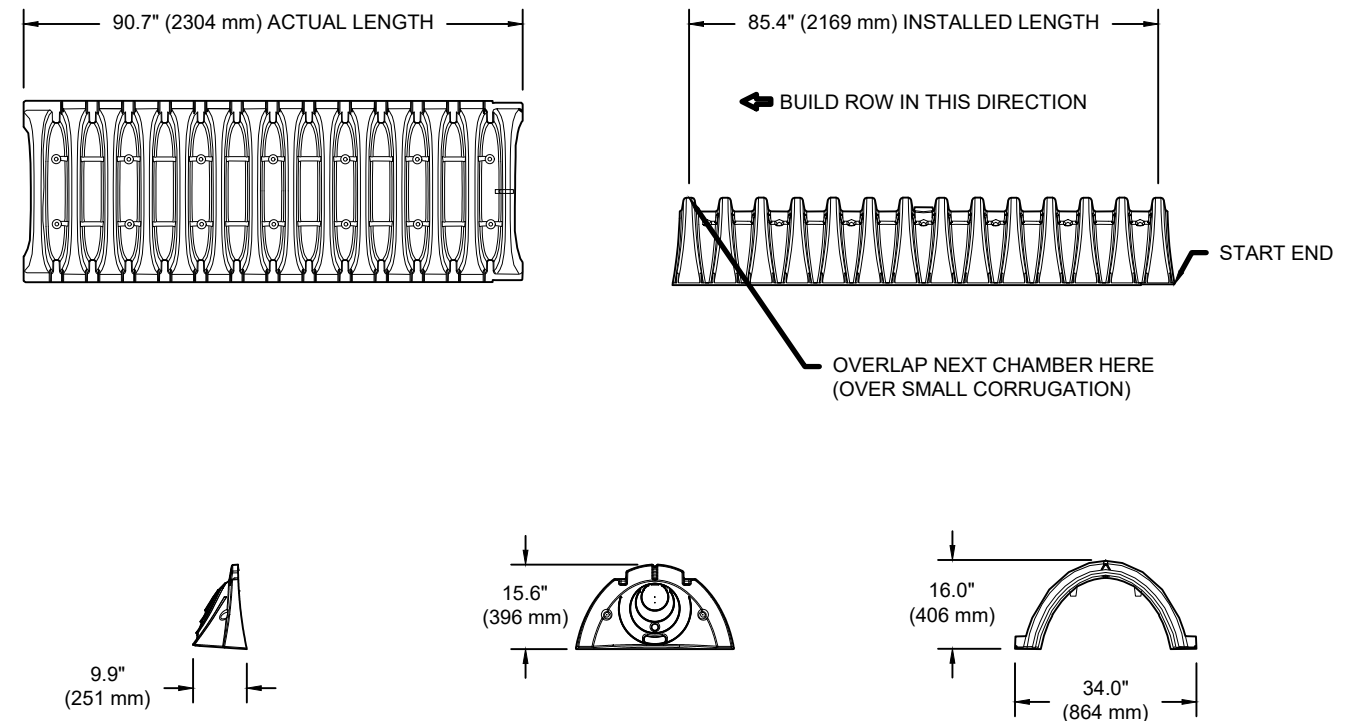
UNDERDRAIN DETAIL

NTS



SC-310 TECHNICAL SPECIFICATION

NTS

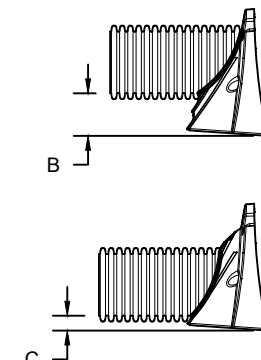


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

OSMS

ALGOMA, WI, USA

DRAWN: PM

DATE: 12/04/2024

CHECKED: N/A

PROJECT #:

DESCRIPTION

CHK

DATE

DRW

1-800-821-6710 | WWW.STORMTECH.COM

StormTech®
Chamber System

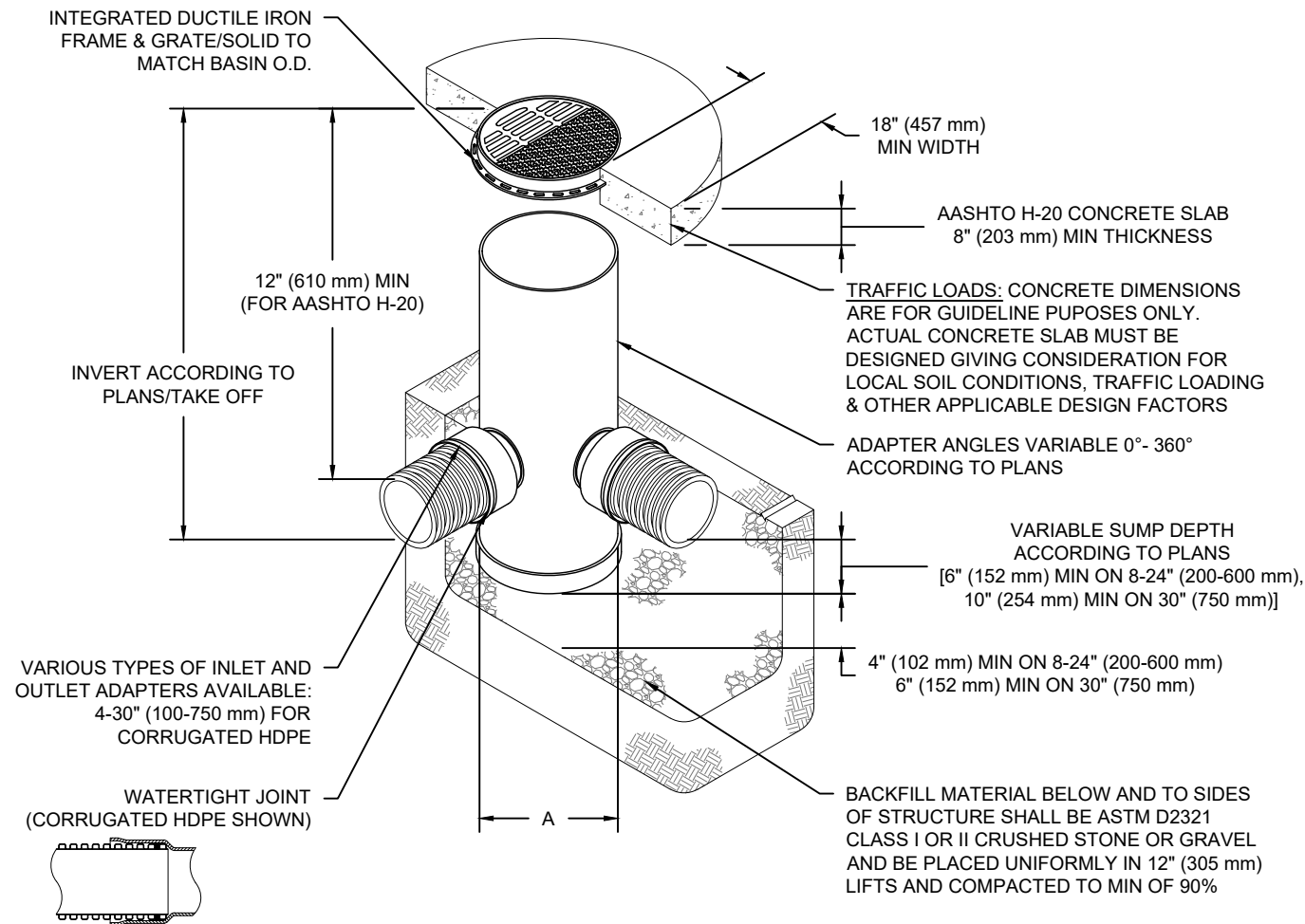
4640 TRUJMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



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NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

Nyloplast[®]

770-932-2443 | WWW.NYLOPLAST-US.COM

4640 TRUJEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



SHEET

6 OF 6

OSMS

ALGOMA, WI, USA

DATE: 12/04/2024

DRAWN: PM

PROJECT #:

CHECKED: N/A

DESCRIPTION

CHK

DRW

DATE

DATE

DATE

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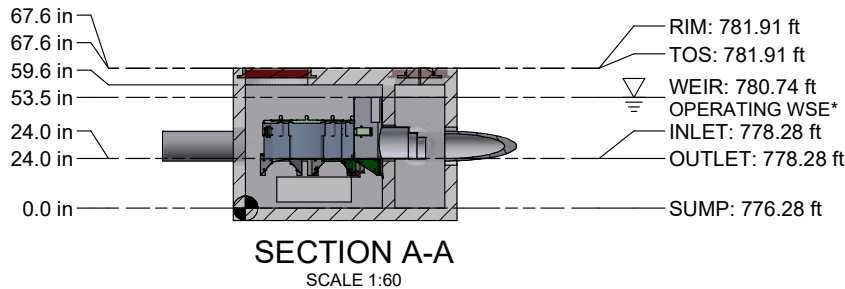
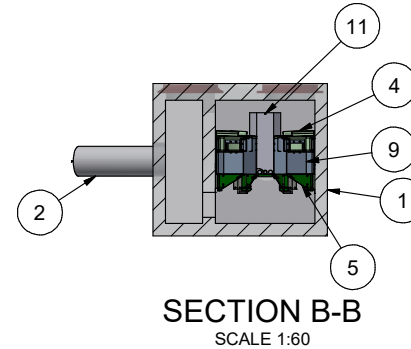
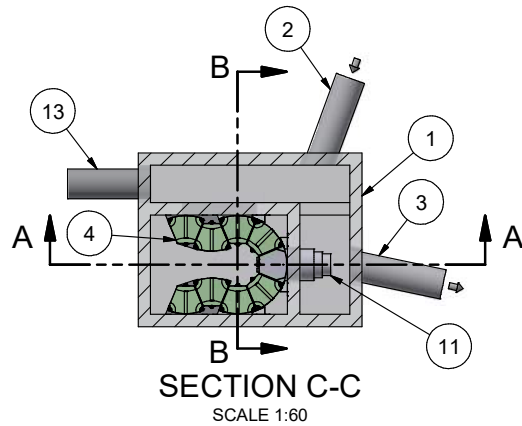
DATE

DATE

DATE

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REVISION HISTORY				
REV	DESCRIPTION	BY	CHK	DATE
-	FIRST RELEASE	JLL3	TB	12/16/2024



WITH LESS THAN THE STANDARD 9.5 in OF DROP THE UFF COULD SEE PROLONGED DRAIN-DOWN TIMES.

CAPACITIES:

1. MINIMUM PERFORMANCE: 80% REMOVAL. NJDEP - NJDEP BLEND; NJCAT, SIL-CO-SIL 106 (d50 = 22 MICRONS) AT THE PEAK TREATMENT FLOW.
2. MAXIMUM NUMBER OF MODULES PER OUTLET MODULE: 38
3. NJDEP PEAK TREATMENT FLOW: .056 cfs (25 gpm) per module, CPZ

ADDITIONAL DESIGN INFORMATION:

1. * NORMAL OPERATING W.S.E. IS 2.46' ABOVE THE OUTLET INVERT AT THE PEAK TREATMENT FLOW OF .056 cfs (25 gpm) per module. FOR A GIVEN FLOW THE HEAD REQUIREMENT CAN BE REDUCED BY ADDING ADDITIONAL FILTERS.
2. UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

CONTRACTOR NOTES:

1. STRUCTURE WALL AND SLAB THICKNESS ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.
4. CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
5. ACTUAL DEPTH OF STRUCTURE MAY VARY DEPENDING ON AVAILABLE PRECAST FORMS. CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
6. UNIT MUST BE INSTALLED ON A LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM OF 6" LEVEL ROCK BASE UNLESS SPECIFIED. CONTRACTOR IS RESPONSIBLE TO VERIFY BASE SPECIFICATIONS.
7. ALL PIPES SHALL BE SEALED WATERTIGHT WITH A NON-SHRINK GROUT OR BOOTS AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.

PARTS LIST

ITEM	QTY	DESCRIPTION	TYPE	SIZE (in)
1	1	PRECAST VAULT		6ft X 8ft
2	1	UFF INLET PIPE	HDPE	12
3	1	UFF OUTLET PIPE	HDPE	12
4	8	MODULE LID		
5	5	SUPPORT FRAME		
6	1	COVER 30 IN		30
7	4	TRIANGLE SUPPORT BRACKET		
8	2	COVER 24 IN		24
9	8	MODULE BODY		
10	1	SUPPORT FRAME LH		
11	1	OUTLET MODULE		
12	1	SUPPORT FRAME RH		
13	1	AUX PIPE 1	HDPE	12
14	1	BYPASS HOOD		

PROJECTION

IF IN DOUBT ASK

DATE: 12/16/2024 SCALE: 1:60

DRAWN BY: JLL3 CHECKED BY: TB APPROVED BY:

Title: CPZ UP-FLO FILTER
6ft X 8ft

8 MODULES

STMH 107
PROPOSED OSMS SITE
ALGOMA, WI

Patent: www.hydro-int.com/patents

Hydro International
hydro-int.com
©2024 HYDRO INTERNATIONAL

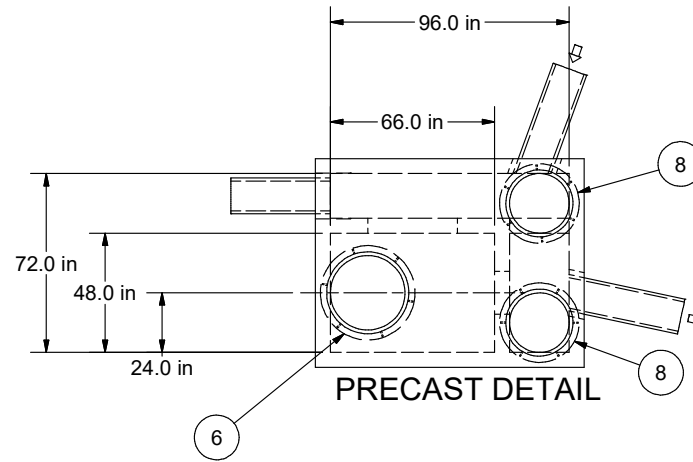
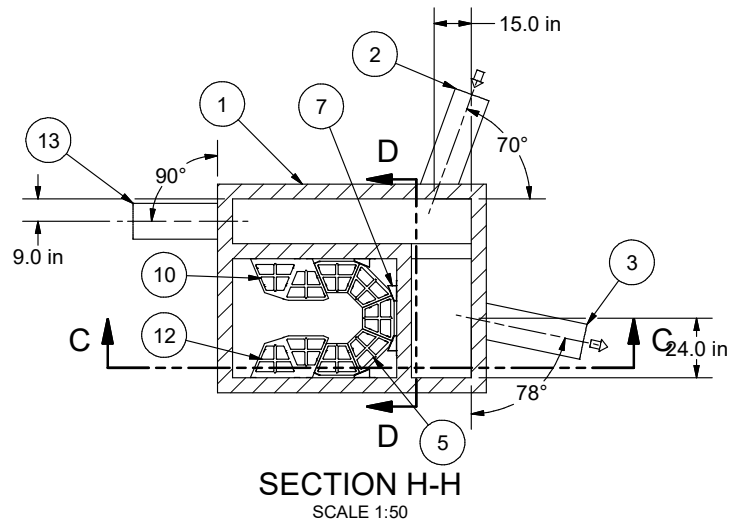
WEIGHT: MATERIAL:

STOCK NUMBER: 1

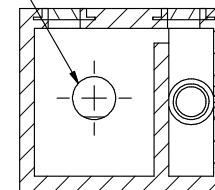
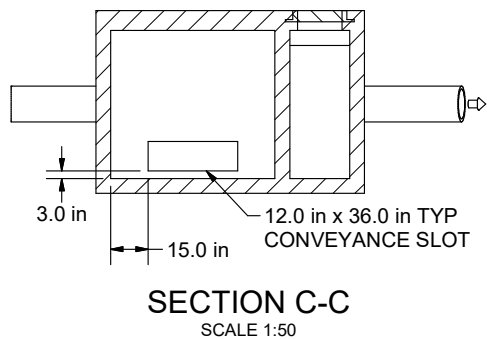
DRAWING NO.: 24-1261803-UFF-1

SHEET SIZE: B SHEET: 1 OF 2 Rev: -

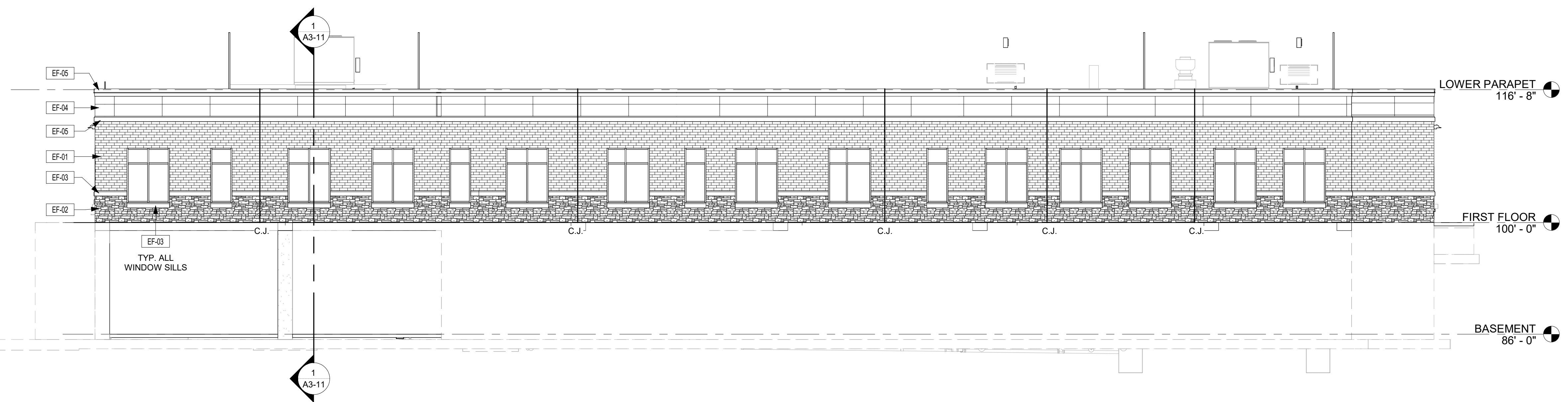
Pre-cast wall with conveyance slots called out



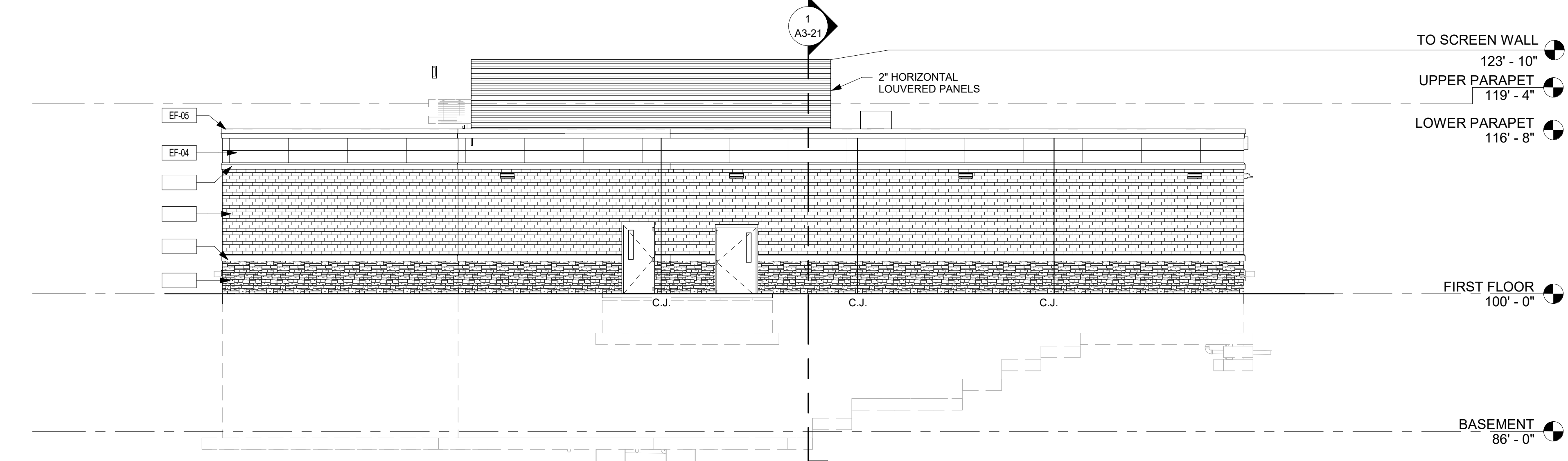
SIZE FOR BOOT TO ACCOMMODATE 15" SDR35 PVC. (BOOT PROVIDED BY PRECASTER)



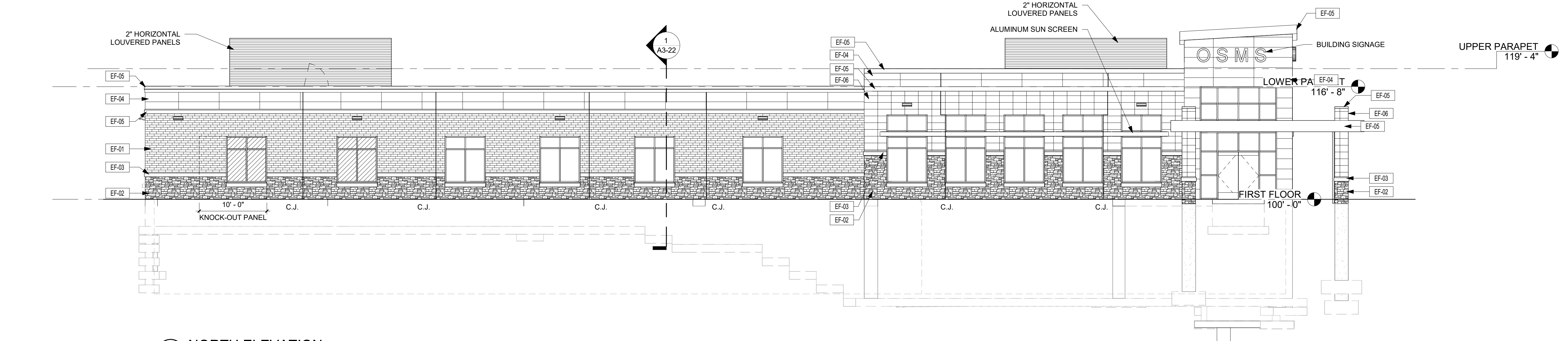
PROJECTION		
IF IN DOUBT ASK		
DATE: 12/16/2024	SCALE: 1:50	
DRAWN BY: JLL3	CHECKED BY: TB	APPROVED BY:
Title CPZ UP-FLO FILTER 6ft X 8ft		
8 MODULES		
STMH 107 PROPOSED OSMS SITE ALGOMA, WI		
Hydro International hydro-int.com ©2024 HYDRO INTERNATIONAL		
WEIGHT:	MATERIAL:	
STOCK NUMBER: 1		
DRAWING NO.: 24-1261803-UFF-1		
SHEET SIZE: B	SHEET: 2 OF 2	Rev: -



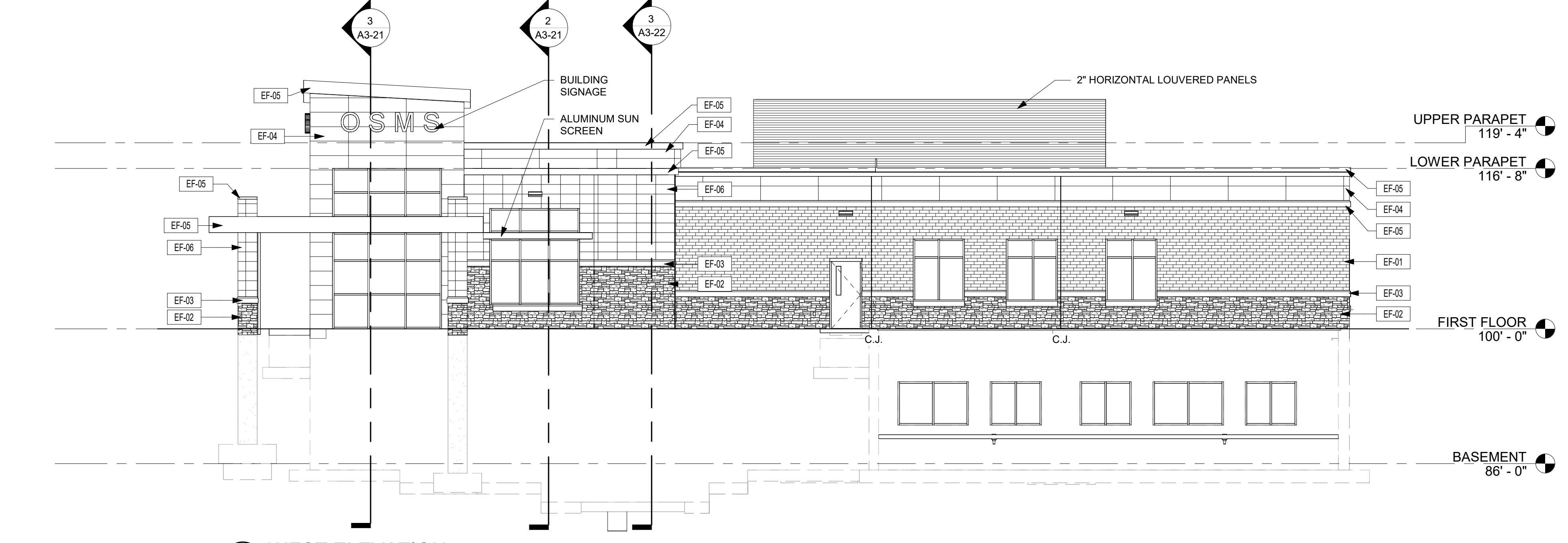
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

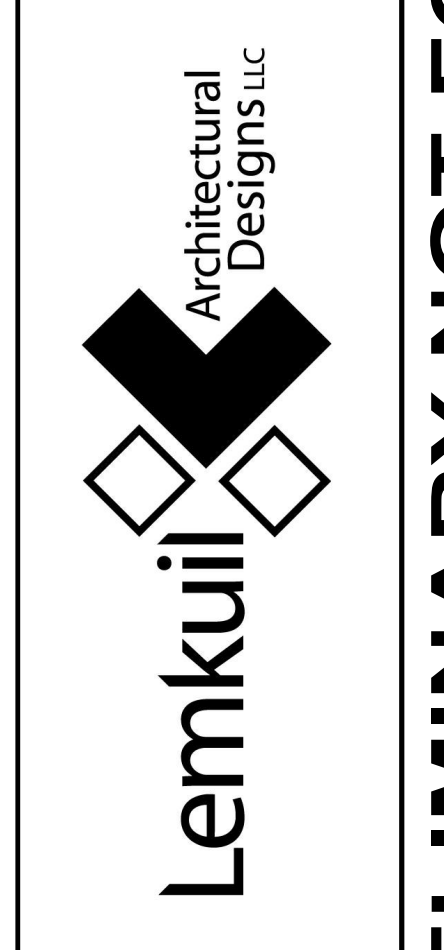


4 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS
EF-01	BRICK VENEER	BELDON	ALAMO BLEND	JUMBO		RUNNING BOND
EF-02	STONE	HALQUIST STONE	CHILTON LEDGESTONE			
EF-03	PRECAST CONCRETE	COUNTY MATERIALS		8"		
EF-04	METAL PANEL			18" X 72"		
EF-05	METAL TRIM					
EF-06	CAST STONE PANELS	COUNTY MATERIALS	ROCK CAST GP-A	12" X 24"	CRYSTAL WHITE	STACKED BOND

DATE MM/DD/YY
DRAWN BY ESR
CHECKED BY TGL

4361 Touchstone Drive
Oneida WI 54155
(920)-609-4663
tom@lemkuilarchdesigns.com



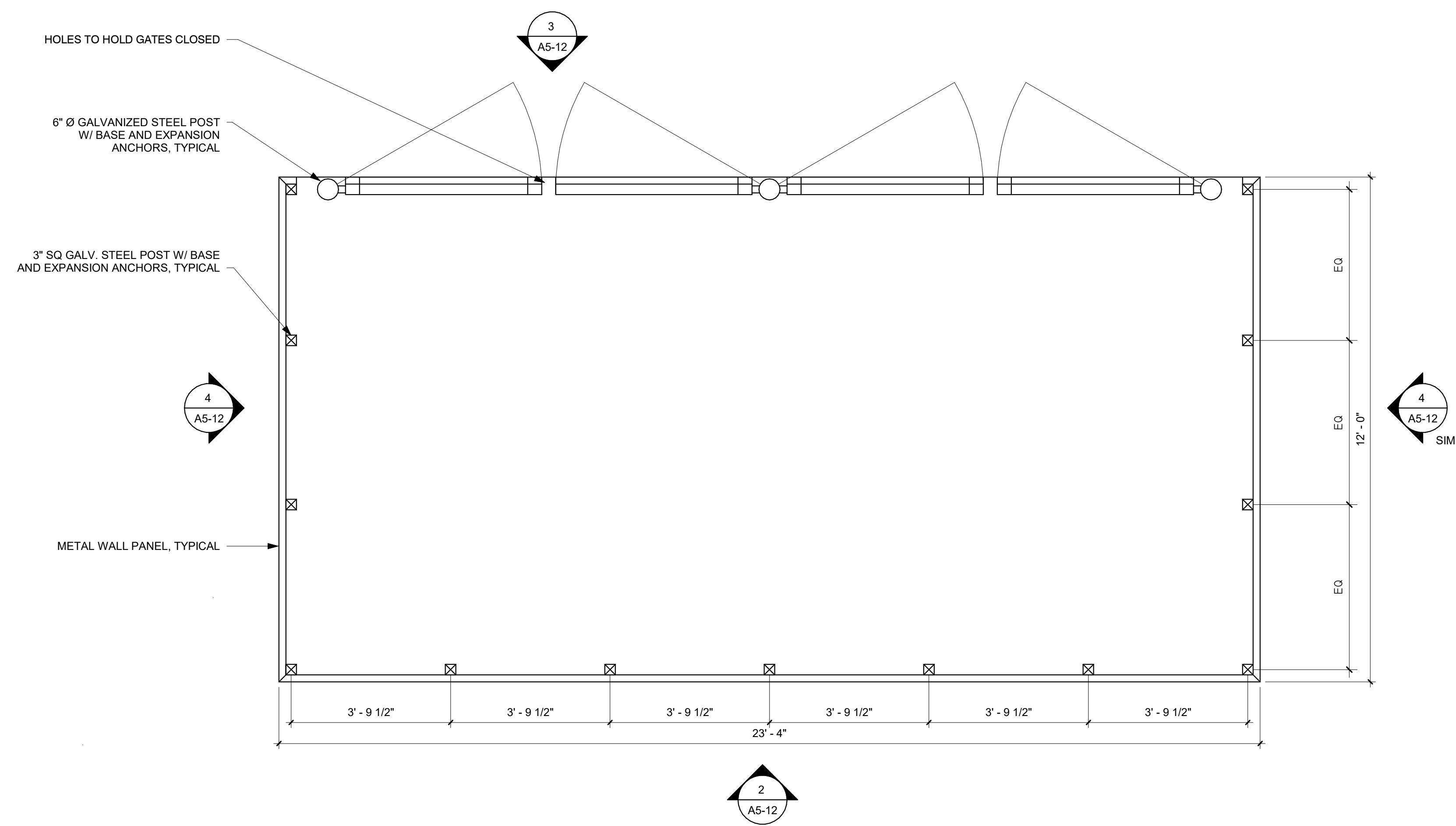
Project Status:
OSMS CLINIC
ADDRESS
OSHKOSH, WISCONSIN ZIPCODE

EXTERIOR ELEVATIONS

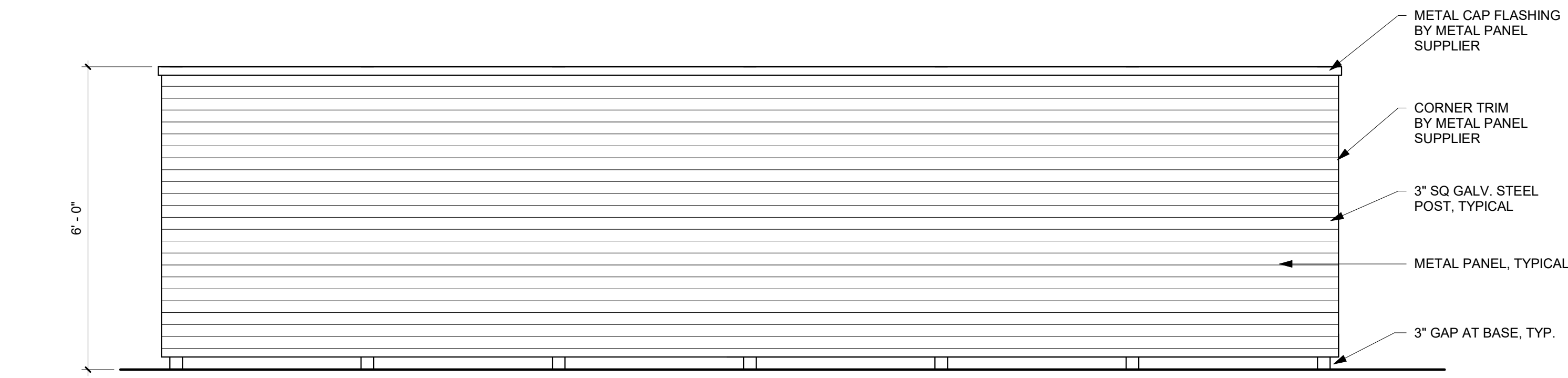
A2-11

PRELIMINARY NOT FOR CONSTRUCTION

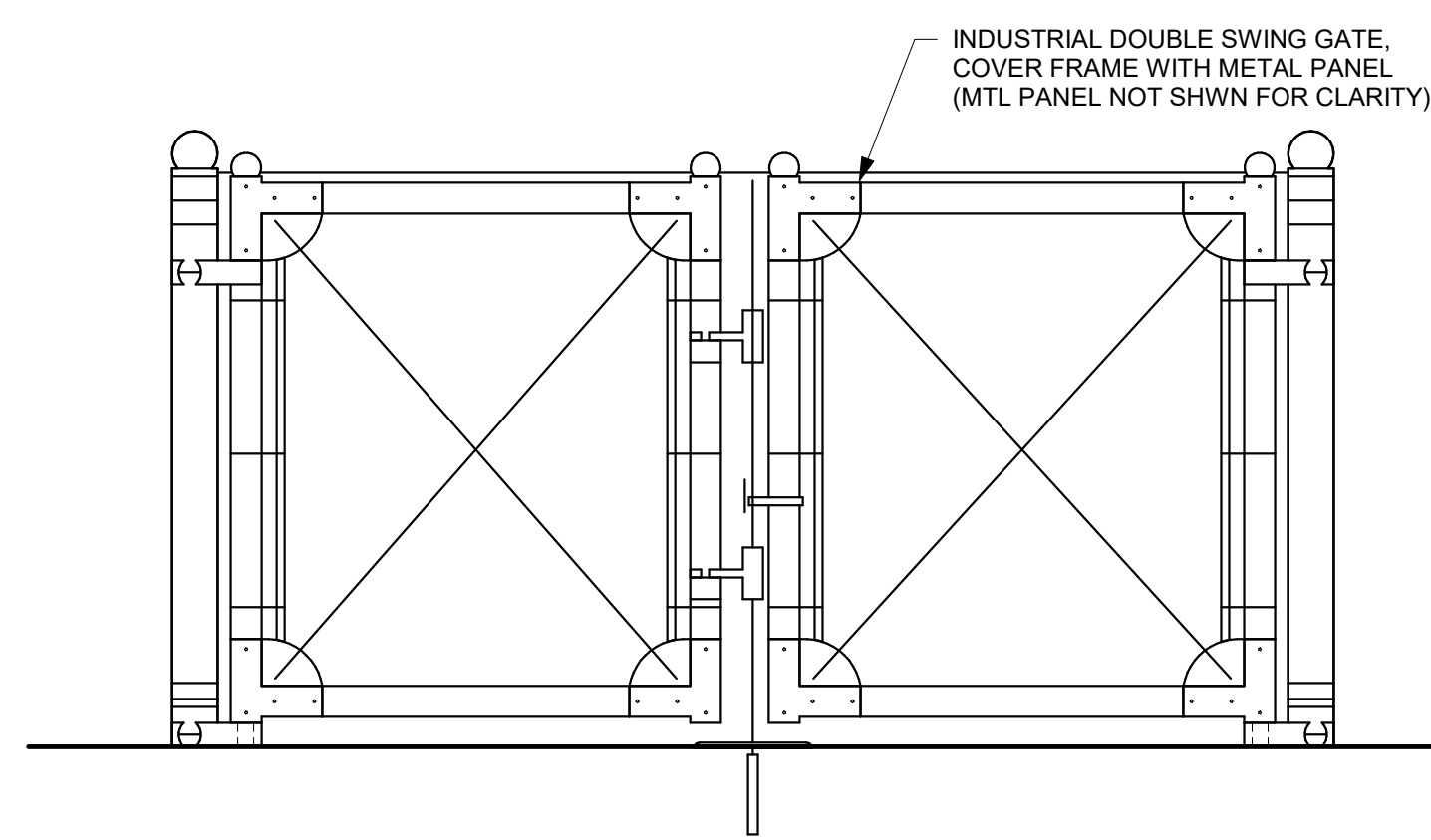




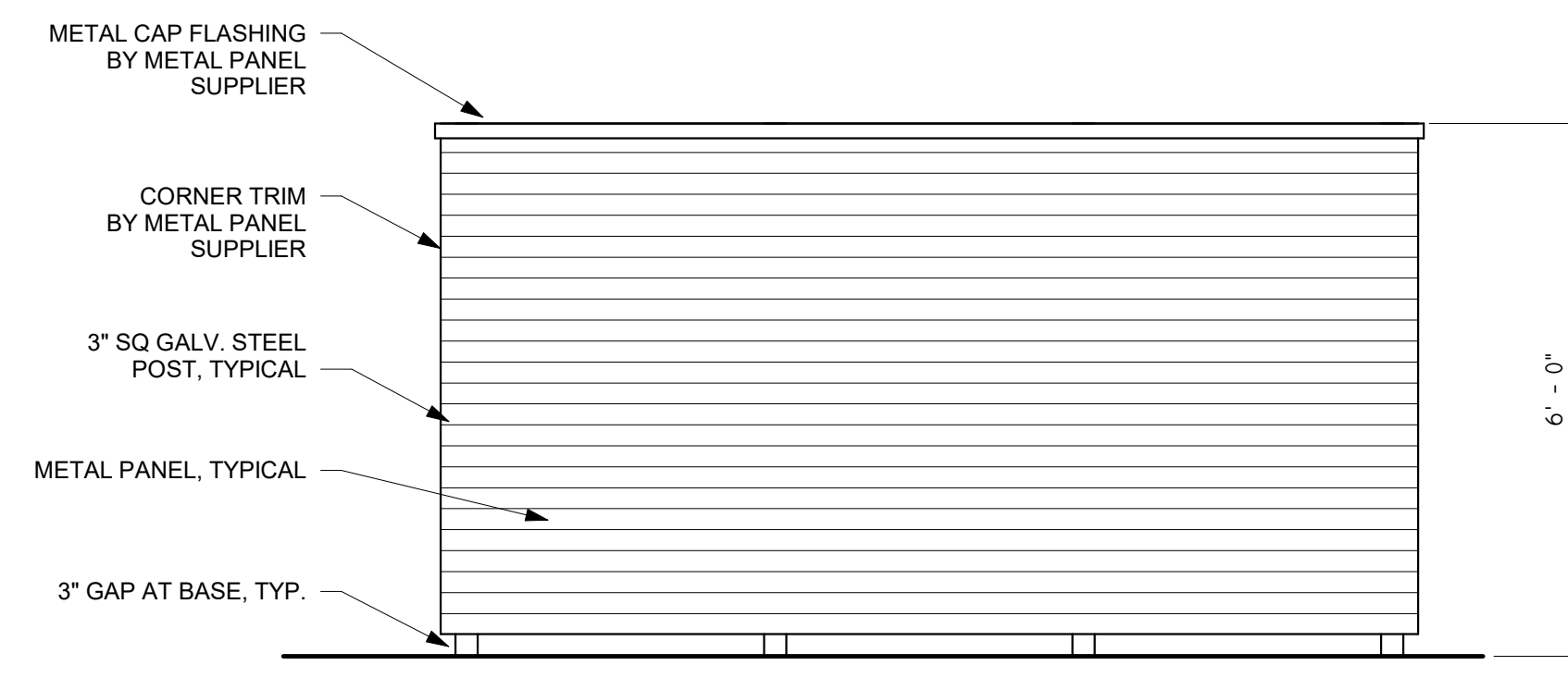
1 TRASH ENCLOSURE PLAN
 1/2" = 1'-0"



2 TRASH ENCLOSURE
 1/2" = 1'-0"



3 TRASH ENCLOSURE GATE
 1/2" = 1'-0"



4 TRASH ENCLOSURE ELEVATION
 1/2" = 1'-0"

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
625 E County Rd Y Suite 700
Oshkosh, WI, 54901

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 2, 2025

EXE-NE-2024-71-04187

Sandy Fragale
2223 Lime Kiln Road
Ste 1
Green Bay, WI 54311
[sent electronically]

RE: Nonfederal Wetland Exemption Determination for an area described as Wetlands # 1 & # 2 located in the Town of Algoma, Winnebago County

Dear Ms. Fragale:

This letter is in response to your request for a nonfederal wetland exemption determination for the above-mentioned wetlands.

According to 281.36 (4n), Wis. Stats., a nonfederal urban wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact per parcel. Mitigation will be required for impacts greater than 10,000 sq ft up to 1 acre. The applicant must have a nonfederal jurisdictional determination from the Army Corps of Engineers along with a map of the wetland(s) involved. In addition, DNR must also consider whether the nonfederal wetland is a rare and high-quality wetland as defined in s 281.36(4n), Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information

Below is a summary of our findings:

Request Narrative

According to the request narrative the total wetland impacts will be 2033 SF. The purpose of this project is to construct a medical clinic on parcels 002141406, 0021415, 0021416, and 002025924 in

Site Location and Photographs

The site location confirms that the wetland is located within an urban area.

Botanical Survey

The botanical survey demonstrates that the wetland is not a rare and high-quality wetland.

Wetland Delineation Information

The wetland delineation describes the wetland areas as an emergent/wet meadow community.

Stormwater Compliance Information

The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Conclusion:

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat. You are able to proceed with this project. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (920) 718-0890 or email eric.stadig@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Stadig', with a stylized flourish at the end.

Eric Stadig
Water Management Specialist

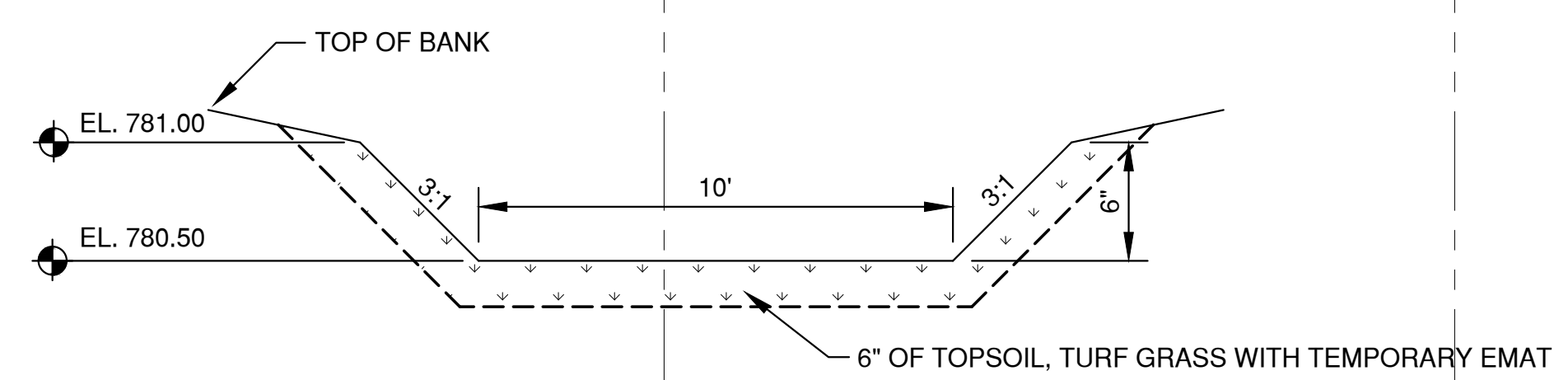
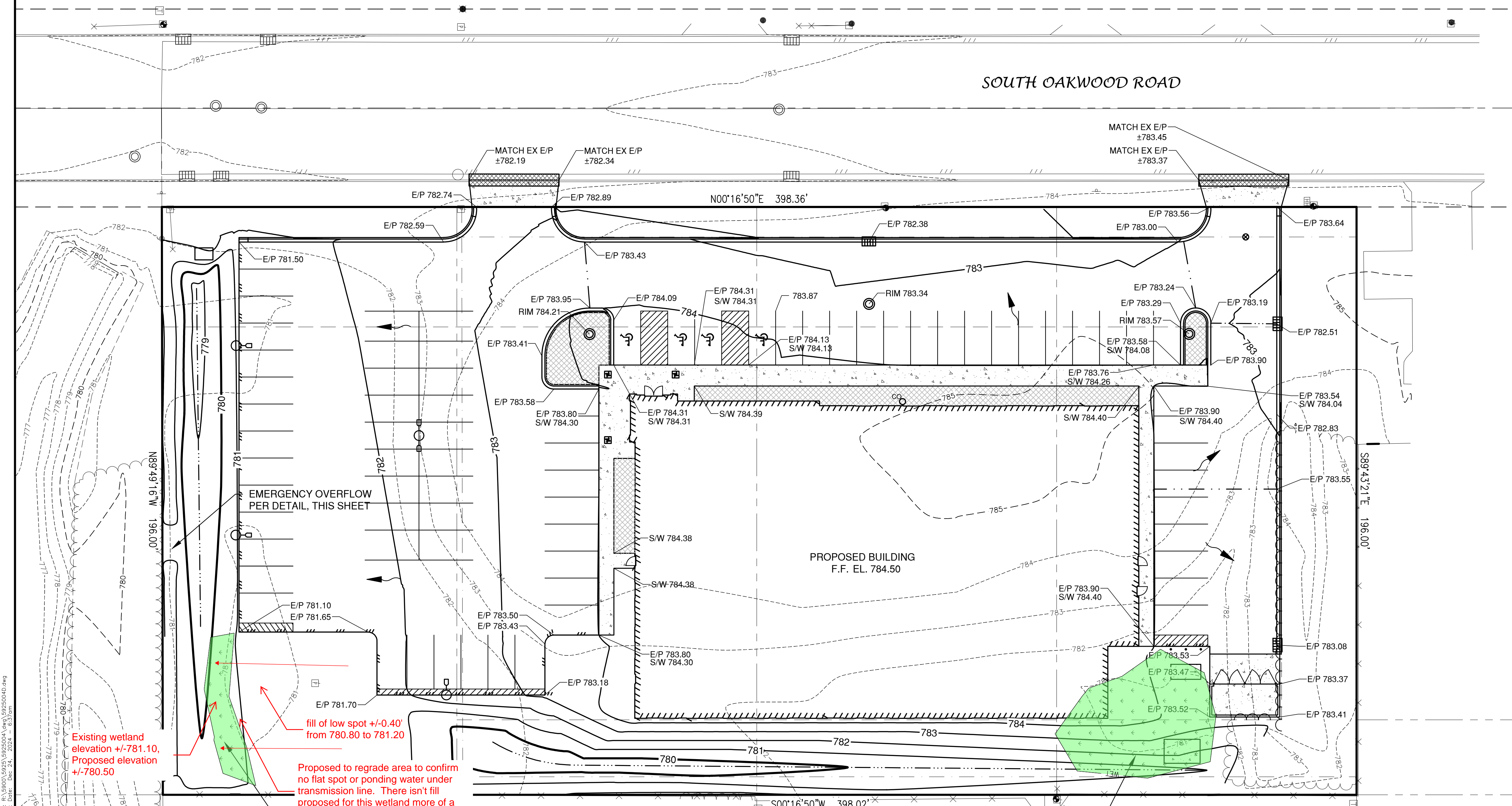
Email CC:

Winnebago County Zoning Administrator
Brandon Robaidek, Consultant
Jason Higgins, WDNR Conservation Warden
WRZ File

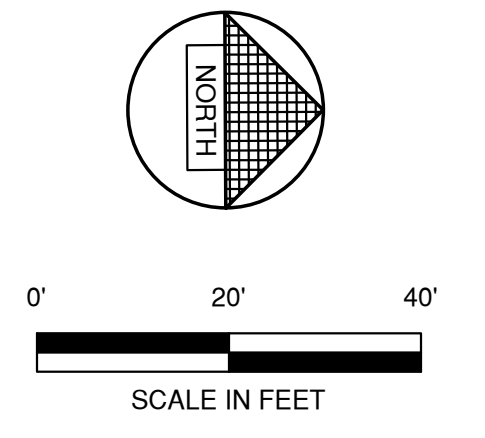
SOUTH OAKWOOD ROAD

LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW



EMERGENCY OVERFLOW STRUCTURE DETAIL



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	12/23/24	BDR	BID SET					BDR
								CHECKED
								DESIGNED
								BDR

PROPOSED OSMS SITE
FOR OSMS
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

GRADING PLAN

DATE	07/20/24
FILE	5925004D
JOB NO.	5925004

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

OSMS Site Plan Staff Review:

Protective Covenants, document 1411501:

Land Use: Hours restriction Monday-Friday 7:00am to 6:00pm and Saturday 7:00am to 1:00pm. **MET**, *Generally operate Monday-Friday 8am to 5pm, but would have option to adjust hours within the restricted hours.*

Building Size: No building on the lots shall exceed 17,500 square feet in ground area and one story in height. **MET**, *building is 17, 420 sq ft. and one story.*

Building Location: Setbacks are marked on the site plan. **MET**

225-69 Development Standards. Refer to [Chapter 23 of the Winnebago County General Code](#) for standards for each category with exceptions for additional Town requirements as noted below:

Ingress/Egress:

[225-69 A. Driveways.](#)

(3) Exceptions; additional Town requirements.

- a. Configuration. Driveways shall ordinarily intersect with public streets as nearly as possible at right angles; provided, however, that for high-intensity uses and/or parcels with access to streets with posted speeds of 45 miles per hour or greater, a channelized "T" intersection may be required. For high-intensity uses, acceleration and deceleration lanes may also be required. **NA**
- b. Multiple frontage. Where a parcel abuts two streets, access may be limited to the street with the lowest functional classification (i.e., arterial, collector) as defined in the Algoma Comprehensive Plan: Transportation Element. **NA**
- c. Number and spacing. No parcel fronting on a public street for less than 100 feet shall ordinarily have more than one driveway access to that street. No parcel fronting on a public street for between 100 feet and 250 feet shall ordinarily have more than two driveway accesses to that street; provided, however, that the center line of the two driveways should not be closer than 50 feet for local or collector streets or closer than 75 feet for arterial streets. One additional access may be approved for each additional 250 feet subject to the center line separation of 50 feet for local or collector streets and 75 feet for arterial streets. **MET**, *two driveways with 398 feet of frontage. North driveway is at least 25 feet from lot line which is in compliance with protective covenant requirement.*
- d. Corner and lot line clearance. No driveway shall be constructed with its center line closer than 75 feet to a local street intersection; closer than 100 feet to a collector street intersection; or closer than 150 feet to an arterial street intersection (as measured from the right-of-way line). No driveway shall be constructed with its center line closer than 25 feet to a property line except when the driveway is jointly used by the adjoining property. **MET**
- e. Width. Minimum driveway widths of 12 feet are required for one-way driveways and minimum driveway widths of 24 feet are required for two-way driveways. Driveways shall

not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the property boundary line. **MET**

- f. Coordination with opposite side driveways and buildings. Driveways shall be located to minimize potential interference and conflicts with the use of buildings and driveways located on the opposite side of the street. **MET**

Parking and on-site circulation:

225-69 B. Parking.

(4) Exceptions; additional Town requirements.

- a. Marking. Any off-street parking in excess of 5,000 square feet of 10 or more parking spaces shall have individual spaces marked (lined). **MET**

Outdoor Storage:

225-69 C. Outside storage of equipment, products or materials. **NA**

(4) Exceptions; additional Town requirements.

- a. Separation. Outside storage shall be clearly separated from any off-street parking areas, driveways, buildings and structures by a distance of not less than 10 feet. No outside storage shall be in the front or side yard of a parcel.
- b. Visibility. No outside storage shall be permitted unless such storage is visually screened from view of any private property owner or roadway, with a suitable solid masonry or wood fence at least six feet in height. Screening shall be well maintained.
- c. Safety. Such storage area shall be located and arranged so as to not impair the convenience and safety of vehicular or pedestrian travel. No equipment, products or materials shall be piled or stacked to a height exceeding the principal building.
- d. Surface. In commercial, industrial or multifamily zoned land all outside storage areas shall be surfaced with a hard surface and in industrial areas (as an option) gravel material would be allowed. The surface of outdoor storage areas should be maintained in a smooth, well-graded condition.

225-69 E. Outside storage of waste and trash.

- a. General requirement. Storage of waste or trash shall be kept in an enclosure as described in this section.
- b. Construction standards. An enclosure shall consist of a masonry or solid wooden fence at least six feet in height, with a door having a one-foot vertical clearance at the bottom and a feature that allows doors to be latched in the open position. The floor of a screened enclosure should be at the same level as the lot and be hard surfaced. **Met, enclosure specifications added to plans.**

- c. Location. An enclosure should be located at the rear of the building and easily accessible for refuse pickup. **MET**

Landscaping:

225-69 D. Landscaping.(3) Exceptions; additional Town requirements.

- a. Not less than 15% of the total parcel or lot area shall be devoted to landscaped areas. **MET, 34% green space**
- b. Additional landscaping requirements as determined necessary by the Town Administrator and approved by the Planning Commission and Town Board, including but not limited to the following:
 - 1. Perimeter landscaping.
 - 2. Screening and buffering.
 - 3. Sides of buildings.
 - 4. Parking lots.
 - 5. Heavy equipment and machinery areas.
 - 6. Plant type and size.
 - 7. Materials.

Met, *Landscape buffer is there for trash enclosure on east side of the lot. Landscaping within the ATC easement meet their requirements (lower shrubs).*

Surface and subsurface drainage (consistent with Ch 23, Art. 15 of Winnebago County General Code):

225-69 F. Drainage.

- 1. Drainage requirements. Any parcel developed or redeveloped shall require submittal of drainage impact calculations and appropriate drainage improvements according to the requirements set forth in this Code and Chapter 23, Article 15, of the Winnebago County General Code. **MET**
- 2. Existing drainage. Existing watercourses and drainage patterns shall be maintained. No obstructions, such as plantings, structures, fences, riprap and the like shall be allowed within any existing watercourses or developed drainageways. **MET**

Architectural features and the specific location and orientation of buildings and structures:

225-69 G. Outdoor lighting.

No exterior lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. All exterior lighting fixtures, either wall mounted or freestanding, shall be identified on the face of the site plan and shall state the dispersion pattern, intensity of light, and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties. There will be zero light dispersion at the lot line. **Met,** *the Type Z fixture shown (perimeter parking lot) have house shields. Light fixture specifications are on file with the Town.*

Signage:

225-69 H. Signs.

(3) Exceptions; additional Town requirements.

- a. Setbacks. No sign shall be located within 10 feet of any side or rear lot line. All signs shall comply with zero light dispersion at the lot line as documented by a photometric plan. **MET**, *want maximum signage allowed on the building a monument sign. Will go through county permitting process at later date and will be in compliance with town ordinance. Building signs are shown in the rendering—a monument sign is not shown.*

225-70 Application:

1. Name, address and telephone number of petitioner and property owner (if not the same); **MET**
2. Name of project, if any, and the address and legal description of the proposed development or redevelopment; **MET**
3. A statement describing the proposed development or redevelopment; **MET**
4. The zoning classification of the parcel; **MET**
5. Tabulations of total gross acreage and square feet of the parcel; **MET**
6. Tabulations of total gross floor area and the percentage thereof proposed to be devoted to various uses; **MET**
7. Tabulation of the number of employees, as applicable or the number of dwelling units as applicable; **MET** *15-20 employees*
8. Tabulation of the number of parking and loading spaces; **MET**
9. Tabulation of the impervious surface area and drainage calculations where applicable; **MET**
10. Tabulation of required landscaping area; and **MET**
11. Traffic count projections to and from the site. **MET**, *will see about 150 patients per day with 2 deliveries.*

Site plan.

General requirements. A site plan shall be prepared at a scale so as to clearly depict the required information. Site plan scales determined to be inadequate will be rejected.

Required information. A site plan shall contain the following elements:

1. Location map, which must be legible to identify the location within the Town; **MET**
2. Names of adjacent or surrounding streets; **MET**
3. A survey of the property, drawn to scale of sufficient size, to show boundaries (lot lines) of the parcel, with dimensions; **MET**
4. The location and dimensions of all buildings and structures; **MET**
5. Dimensions of all yards; **MET**
6. The location of all parking and loading areas; **MET**
7. The location and dimensions of driveway access points; **MET**

8. Distances between driveways and any lot lines or intersections; **MET**
9. Internal traffic patterns; **MET**
10. The location and dimensions of all perimeter and interior landscaped areas and the nature of the landscaping treatment and materials; **MET**
11. The location of all existing and proposed public and private easements and the location of all utilities and utility connections; **MET**
12. The direction and flow of surface drainage and the location and nature of drainage improvements; **MET**
13. The location and nature of signs and lighting, including a light dispersion pattern for each; and **MET**
14. Other information necessary or required to show compliance with the review criteria of this article or the Winnebago County Zoning Ordinance. **MET**



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 12, 2025

RE: **ITEM 5: Discussion Only:** Planning Commission Appointments and Structure

Staff will discuss the upcoming annual process for Planning Commission appointments.

Per Town Code §9-6, the Town Planning Commission shall consist of:

1. A member of the Town Board.
2. Six citizen members who shall each serve a term of three years with staggered terms. The other member shall service a one-year term with the ability to be reappointed as long as he or she is a member of the Town of Algoma Board.

The Town Chair shall appoint all members, and they shall be approved by the Town Board as a whole. Terms begin on May 1 with appointments being made in April.

Current Planning Commission Membership and Terms:

Position	Name	Term Ends
Chairperson	Dan Martin	April 2025
Member	Mark Thompson	April 2025
Member	Bill Van Aacken	April 2025
Member	Sherri Maruska	April 2026
Member	Linda Kollmann	April 2026
Member	Kyle Kehoe	April 2027
Member	Mike Skoglund	April 2027

The terms that are up each year can apply for reappointment. Anyone interested in being appointed to the Planning Commission, including reappointments, need to **complete and return the attached application to the Town Administrator no later than March 15.**

Submissions can be made in-person during Town Hall business hours, by mail (send to the Town Hall, 15 S. Oakwood Rd), or by email to townadmin@townofalgoma.org.

Following the annual appointments each April, the Planning Commission should elect the Planning Commission Chair and Vice Chair. The commission would vote on those positions at the first meeting after the April appointments.

ATTACHMENTS:

1. Planning Commission Application



15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Planning Commission Application

Name (first and last): _____

Home Address: _____

Phone: _____ home _____ work

Email: _____

Place of employment (name and address): _____

Describe your experience with planning, zoning or local government:

Briefly explain why you would like to serve on the Planning Commission:

Are you available for an evening meeting on the second Wednesday of each month? _____

Signed: _____ **Date:** _____